



Saint Paul Planning Commission

City Hall Conference Center Room 40
15 Kellogg Boulevard West

Agenda

April 5, 2013

8:30 – 11:00 a.m.

Christopher B. Coleman,
Mayor

Saint Paul
Planning Commission

Chair

Barbara A. Wencil

First Vice Chair

Elizabeth Reveal

Second Vice Chair

Paula Merrigan

Secretary

Daniel Ward II

I. Approval of minutes of March 22, 2013.

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

OLD BUSINESS

#13-149-241 Capitol Lien/Anthony Magnotta – Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district. 1000 Dale Street North, NE of intersection of Hatch and Dale. (*Kate Reilly, 651/266-6618*)

NEW BUSINESS

#13-156-977 Blue Ox Mini Golf – Determination of similar use for outdoor commercial recreation (miniature golf course). 928 7th Street West, SE corner at Toronto Street. (*Bill Dermody, 651/266-6617*)

V. Neighborhood Planning Committee

Creative Enterprise Zone Amendment to District 12 St. Anthony Park Community Plan – Approve resolution recommending adoption of the Creative Enterprise Zone Amendment by the Mayor and City Council. (*Merritt Clapp-Smith, 651/266-6547*)

VI. Complete Streets Project Update – Informational presentation by Anton Jerve, PED. (*Anton Jerve, 651/266-6567*)

VII. Comprehensive Planning Committee

VIII. Transportation Committee

IX. Communications Committee

X. Task Force/Liaison Reports

Pat Connolly
Daniel Edgerton
Gene Gelgelu
William Lindeke
Kyle Makarios
Gaius Nelson
Rebecca Noecker
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Tony Schertler
Emily Shively
Robert Spaulding
Terri Thao
Jun-Li Wang
David Wickiser

Planning Director
Donna Drummond

XI. Old Business

XII. New Business

XIII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF APRIL 1-5, 2013

Mon (1)

6:00-8:00 p.m. West Side Flats Community Open House
(Lucy Thompson, 651/266-6578)

**The Wellstone Center
Room 212**
179 East Robie Street
Saint Paul, MN 55107

Looking for community input on a vision for the future of the West Side Flats.

Tues (2)

3:30-5:00 p.m. Comprehensive Planning Committee
(Merritt Clapp-Smith, 651/266-6547)

HAS BEEN CANCELLED

Weds (3)

Thurs (4)

Fri (5)

8:30-11:00 a.m. Planning Commission Meeting
(Donna Drummond, 651/266-6556)

**Room 40 City Hall
Conference Center**
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

OLD BUSINESS

#13-149-241 Capitol Lien/Anthony Magnotta – Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district. 1000 Dale Street North, NE of intersection of Hatch and Dale. (Kate Reilly, 651/266-6618)

NEW BUSINESS

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Neighborhood Planning

Committee..... Creative Enterprise Zone Amendment to District 12 St. Anthony Park Community Plan – Approve resolution recommending adoption of the Creative Enterprise Zone Amendment by the Mayor and City Council. (Merritt Clapp-Smith, 651/266-6547)

Informational Presentation.... Complete Streets Project Update – Informational presentation by Anton Jerve, PED.
(Anton Jerve, 651/266-6567)

Butler\planning commission\Calendars\April 1-5, 2013

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes March 22, 2013

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 22, 2013, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Merrigan, Noecker, Perrus, Shively, Thao, Wang, Wencil; and Messrs. Connolly, Edgerton, Gelgelu, Makarios, Nelson, Ochs, Oliver, Schertler, Spaulding, and Ward.

Commissioners Absent: Mmes. *Porter, *Reveal, and Messrs. *Lindeke, and *Wickiser.
*Excused

Also Present: Donna Drummond, Planning Director; Patricia James, Lucy Thompson, Allan Torstenson, Kate Reilly, Josh Williams, Hilary Holmes, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes February 22nd and March 8, 2013.

MOTION: *Commissioner Noecker moved approval of the minutes of February 22, 2013. Commissioner Perrus seconded the motion. The motion carried unanimously on a voice vote.*

and

MOTION: *Commissioner Noecker moved approval of the minutes of March 8, 2013. Commissioner Perrus seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Wencil had no announcements.

III. Planning Director's Announcements

Donna Drummond reported that the City Council approved the District 6 and District 10 boundary changes. The area south of Lake Como will become part of the District 10 Como Community Council area, effective January 1, 2014. There are a number of things that have to be done to prepare for that, including changing maps and district council bylaws. As part of the resolution the Council asked for a further analysis and recommendations on how these types of boundary changes should be approached in the future.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

One item to come before the staff Site Plan Review Committee on Tuesday, March 26, 2013:

- Music Academy parking lot, repave existing parking lot at 27 East Geranium.

NEW BUSINESS

#13-149-246 Capitol Lien/Anthony Magnotta – Extension of existing determination of similar use/conditional use permit for vertical wind turbines in the B3 general business district. 1010 Dale Street North between Lawson and Hutch. (Kate Reilly, 651/266-6618)

Commissioner Perrus said that there were issues raised during the hearing, however a conditional use permit was issued and since a conditional use permit runs with the land, she does not think it is legal to place a two year limit as a condition. So their vote was procedural in that they do not have the authority to reapprove or do something different because no condition was violated.

Commissioner Spaulding said that they will be studying this issue in the future, so this should not be viewed as the way they will look at these cases in the future.

Upon the question of Commissioner Ward, Commissioner Nelson explained his dissenting vote. He does not believe that wind turbines are similar in use to cell towers, which was the basis of the determination. Also one of the conditions on page 5 of the original staff report is that the applicant apply for permanent approval under the specific new zoning code language for wind turbines. He wondered if there was still time for this to occur by June 24th. He also believes that the condition isn't strictly being met since it was met only 2 days prior to the Zoning Committee meeting with a one hour study for one day, which is not much of a study.

Commissioner Perrus reiterated that they do not have the legal authority to take away a conditional use permit because the courts have determined that a time limit on a conditional use permit is not valid, and there isn't a violation of a condition. She also feels it is improper to impose a condition on an applicant that is a responsibility of the City to meet. If the City has not adopted a new ordinance within the time limit, it is unreasonable to ask an applicant to meet that condition.

Commissioner Ward said that staff as well as those powers that be in the City should consider these comments when the ordinance is written.

MOTION: *Commissioner Nelson moved the Zoning Committee's recommendation to approve the extension of existing determination of similar use/conditional use permit subject to additional conditions. The motion carried 16-1 (Nelson) on a voice vote.*

#13-149-241 Capitol Lien/Anthony Magnotta – Determination of similar use for vertical wind turbine with hybrid light fixture (wind and solar powered) in the B3 general business district. (Kate Reilly, 651/266-6618)

Commissioner Nelson announced that this case has been laid over to the March 28, 2013 Zoning Committee meeting.

Commissioner Nelson announced the items on the agenda at the next Zoning Committee meeting on Thursday, March 28, 2013.

V. Neighborhood Planning Committee

District 9 Area Plan Amendments – Recommendation to release draft amendments for public review and set public hearing for May 3, 2013. (*Lucy Thompson, 651/266-6578*)

Lucy Thompson, PED staff, briefed the Commission on the genesis of this work. In 2011, when the Planning Commission recommended rezonings along W. 7th and Grand/Ramsey as part of the District 9 Commercial Zoning Study, there was continued community interest in codifying design guidelines to address the interface between commercial and residential uses in this gateway area. City staff met with a working group convened by the W. 7th/Fort Road Federation and Little Bohemia Neighborhood Association to explore a range of planning and regulatory techniques to address outstanding urban design issues. After discussing several options, the group decided to prepare amendments to the *District 9 Area Plan Summary*, using the *Fort Road Design Guidelines* as its starting point. Ms. Thompson noted that the intent of including these design guidelines in the district plan is to clarify the neighborhood's urban design priorities, and to ensure that the guidelines are considered by City staff when zoning and other permits are requested.

In general, Commissioners were supportive of the proposed amendments, but questioned the intended use of the guidelines, and expressed some concern about potential conflict with zoning dimensional standards. For example, the section on "scale" recommends that the height of new construction be within 10% of the height of adjacent structures. If zoning would allow a taller building, there could be confusion about whether the Zoning Code or district plan takes precedence. Commissioners Perrus and Oliver stated that zoning would likely take precedence, since it is law, but that might not be apparent to a developer or property owner. Commissioner Noecker noted that the guidelines are best taken as an expression of community preferences. Commissioner Connolly expressed concern about the guidelines regarding scale, as well as those referring to compliance with LEED, and the cost of the preferred ways to meet the guideline (the "do's"). The Commission considered amending the proposed amendment language prior to releasing it for public review, but decided to leave them intact.

MOTION: Commissioner Shively moved on behalf of the Neighborhood Planning Committee to release the draft amendments for public review and set a public hearing on May 3, 2013. The motion carried unanimously on a voice vote.

Commissioner Oliver announced the item on the agenda at the next Neighborhood Planning Committee meeting on Wednesday, March 27, 2013.

VI. Comprehensive Planning Committee and Transportation Committee

Rating of Capital Improvement Budget Proposals for Consistency with the Comprehensive Plan – Approve resolution to transmit to CIB Committee. (*Hilary Holmes, 651/266-6612*)

Commissioner Spaulding said that the CIB proposals were organized into three categories. The Transportation Committee reviewed the Streets and Utilities proposals. There was a good

discussion at the committee, which decided to modify the rating for one of the proposals. The committee found everything that was submitted under Streets and Utilities was either significantly or generally supportive of the City's Comprehensive Plan goals.

Commissioner Merrigan said the Comprehensive Planning Committee reviewed the CIB proposals under the Community Facilities and Residential and Economic Development categories. The committee found that all the proposals were either significantly or generally supportive of Comprehensive Plan goals, with the exception of proposals from the Police, Fire and Library departments, which are not specifically addressed by the Comprehensive Plan.

MOTION: *Commissioner Merrigan moved the Comprehensive Planning and Transportation Committee's recommendation to approve the resolution to transmit to the CIB Committee. The motion carried unanimously on a voice vote.*

VII. Transportation Committee

Commissioner Spaulding announced the items on the agenda at the next Transportation Committee meeting on Monday, March 25, 2013.

VIII. Communications Committee

Commissioner Thao had no report.

IX. Task Force/Liaison Reports

Commissioner Merrigan announced that the Shepard Davern Task Force had its first meeting last Wednesday. They reviewed the existing area plans and transportation activities in the area. They will meet again on the second Tuesday in April.

Commissioner Noecker announced that the West Side Flats Community Task Force met last Thursday regarding its vision for the flats. They will be meeting on the second or third Thursday of every month. They will also host a community open house on April 1st.

X. Old Business

None.

XI. New Business

Chair Wencil announced that Patricia James is retiring and presented a resolution of appreciation for consideration by the Planning Commission. Chair Wencil read the resolution.

MOTION: *Commissioner Oliver moved approval of the resolution honoring Patricia James. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

XII. Adjournment

Meeting adjourned at 9:41 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Daniel Ward II
Secretary of the Planning Commission

PED\butler\planning commission\minutes\March 22, 2013



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Revised SITE PLAN REVIEW COMMITTEE

Tuesday 2, 2012
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Rolling Hills Apartments 1319 Westminster Street New community building for existing apartment complex
9:30	Rayette Building 261 E 5 th Street Convert indoor parking space to apartments and related site work

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, March 28, 2013 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF MARCH 14, 2013, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

- 1 13-149-241 Capitol Lien / Anthony Magnotta**
Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district.
1000 Dale St N, NE of intersection of Hatch and Dale
B3
Kate Reilly 651-266-6618

NEW BUSINESS

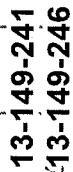
- 2 13-156-977 Blue Ox mini golf**
Determination of similar use for outdoor commercial recreation (miniature golf course)
928 7th St W, SE corner at Toronto Street
T3
Bill Dermody 651-266-6617

ADJOURNMENT

Information on agenda items being considered by the Zoning Committee can be found online at www.stpaul.gov/ped, then Planning, then Zoning Committee.

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Capitol Lien / Anthony Magnotta **FILE #** 13-149-241
 2. **APPLICANT:** Anthony Magnotta **HEARING DATE:** March 14, 2013
 3. **TYPE OF APPLICATION:** Determination of Similar Use
 4. **LOCATION:** 1000 Dale St N, NE of intersection of Hatch and Dale
 5. **PIN & LEGAL DESCRIPTION:** 25-29-23-23-0065; Como Prospect Addition, Lots 9 and 10, Blk 13
 6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** B3
 7. **ZONING CODE REFERENCE:** §61.106
 8. **STAFF REPORT DATE:** 3/4/2013, amended 3/21/2013 **BY:** Kate Reilly
 9. **DATE RECEIVED:** January 30, 2013
- 60-DAY DEADLINE FOR ACTION:** April 1, 2013; extended to May 30, 2013
-

- A. **PURPOSE:** Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district.
- B. **PARCEL SIZE:** 50 ft. (Dale) x 127.5 ft.; 6,375 sq. ft.
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
 - North: B3 - Business
 - East: RM2 – Single family & Multi-family residential
 - South: B3 - Business
 - West: B3 - Business; R4 – Single family residential
- E. **ZONING CODE CITATION:** §61.106 provides for the planning commission to make similar use determinations when a specific use is not listed in the zoning code.
- F. **HISTORY/DISCUSSION:** On June 24, 2011, (Z.F. 11-129-965) Anthony Magnotta/Capitol Lien and Title received a determination of similar use for four vertical wind turbines as a conditional use accessory to the commercial use at the neighboring property, 1010 N. Dale Street, for a two-year test period. On March 14, 2013, (Z.F. 13-149-246) the Zoning Committee recommended approval of extension of the existing determination of similar use/conditional use permit subject to six conditions. A determination of similar use/conditional use permit was granted to Macalester College for a 10 kW, 102 foot high, free-standing wind turbine on the campus for a test period in 2002 (Z.F. # 02-236-646) and permanently in 2005 based on noise monitoring during the test period (Z.F. # 05-085-530). On April 15, 2011, the planning commission initiated a zoning study to consider amendments to the zoning code pertaining to wind turbines that will address issues specific to wind turbines and conditions under which wind turbines would be permitted in various zoning districts.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council recommended approval of the DSU at the January 22, 2013, Land Use Task Force meeting.
- H. **FINDINGS:**
 1. The applicant seeks to install a hybrid light fixture powered by both a vertical axis wind turbine and a photovoltaic solar panel to light the accessory parking lot to the rear of the commercial building at 1000 N. Dale Street. The light is powered by a 300 Watt vertical axis wind turbine and a 125 Watt solar panel. The light is able to be operated without connection to the electrical grid/traditional utility system. The light's wind turbine and solar panel charge a 12V battery bank. The battery provides enough power to power a 30 Watt LED lamp. A 17.8 ft. high light fixture pole, high enough so that the light fixture, solar panel and wind turbine will not interfere with vehicles in the lot, would be topped with a 4.1 ft. wide, 3.5 ft. tall vertical axis wind turbine, for a total height of 21.3 feet.

2. § 61.106 authorizes the planning commission to make similar use determinations when a specific use is not listed in the zoning code. The proposed hybrid light fixture generally meets the definition of *accessory use* in § 65.910, "a building, structure or use which is clearly incidental to, customarily found in connection with, and (except as provided in section 63.300) located on the same zoning lot as, the principal use to which it is related." § 65.910(a) specifically lists accessory off-street parking as an example of what the term accessory use includes but is not limited to, and lighting is clearly incidental to and customarily found in connection with accessory off-street parking. § 63.318, Lighting, requires that parking facilities "shall be illuminated to a level to allow safe, secure access to the parking facility and within it." § 65.921 specifically lists solar energy systems as an accessory use, and § 65.921(b) states that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements. However, while § 60.103(k) of the zoning code states that a purpose of the zoning code is "to promote the conservation of energy and the utilization of renewable energy resources," the zoning code does not specifically list or provide standards for hybrid light fixtures powered by a vertical axis wind turbine as an accessory use. Therefore, the zoning administrator referred the applicant to the Planning Commission for a determination of similar use. The parking lot light itself and the solar panel are clearly permitted. The only question is about the wind turbine and standards that should apply to a small wind turbine that powers a hybrid parking lot light fixture.
3. On April 15, 2011, the planning commission initiated a zoning study to consider amendments to the zoning code pertaining to wind turbines that will address issues specific to wind turbines and conditions under which wind turbines would be permitted in various zoning districts. The study will address hybrid light fixtures powered by wind turbines. Preliminary research finds that small wind turbines designed to provide electricity for the property on which they are located are commonly permitted as accessory uses in other cities, subject to reasonable conditions that may vary dependent on the size and location of the turbine. Minneapolis, Duluth, Madison and Chicago, among other cities, all have specific provisions for this. However, no provisions specifically for light fixtures with a solar and wind power element have been found.
4. § 61.106 states: When a specific use is not listed in the zoning code, ... the planning commission shall determine if a use is or is not similar to other uses permitted in each district. The ... planning commission shall make the following findings in determining one use is similar to another:
 - (a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. A commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine in the B3 general business district is similar to a commercial use with accessory parking lit by a standard light fixture that also has an accessory freestanding solar energy system and an accessory vertical wind turbine on a freestanding pole in the B3 general business district. The following separately addresses each element of the fixture, the light, the solar panel, and the wind turbine, as they relate to the zoning code.

Light Fixture

§ 63.318, Lighting, requires that parking facilities "shall be illuminated to a level to allow safe, secure access to the parking facility and within it," and states that all lighting shall conform to § 63.116. § 63.116, Exterior lighting, provides standards for shielding and maximum light level. The proposed light fixture conforms to all of these standards.

Solar Energy System

§ 65.921(b) provides that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements." The proposed 21.3 foot high hybrid light fixture powered by a photovoltaic solar panel in the B3 general business district is consistent with this standard.

Wind Turbine

On June 24, 2011, (Z.F. 11-129-965) Anthony Magnotta/Capitol Lien and Title received a determination of similar use for four vertical axis wind turbines, including three roof-mounted 1.5 kW 9.8 ft. tall wind turbines on 6 ft. monopoles (total height of 15.8 feet above the surface of the roof) and a freestanding 3 kW 18.4 foot tall vertical axis wind turbine mounted on a 13 foot pole (for a total height of 31.4 feet), as a conditional use accessory to the commercial use at the neighboring property, 1010 N. Dale Street, in the B3 general business district, for a two-year test period. On March 14, 2013, (Z.F. 13-149-246) the Zoning Committee recommended approval of extension of the existing determination of similar use/conditional use permit, subject to six conditions. The six conditions, and the consistency of the proposed smaller 300 watt, 4.1 ft. wide, 3.5 ft. tall vertical axis wind turbine mounted on a 17.8 ft. light pole (total height of 21.3 feet) with them, are as follows:

1. *The turbines shall be an accessory use to provide electricity for the business on the property.* The hybrid light fixture powered by a wind turbine is an accessory use to the business on the property, consistent with this condition.
 2. *The lot shall be at least 18,000 sq. feet in area, on which there shall be no more than four turbines, including no more than three on the roof and no more than one on a freestanding pole.* The proposed hybrid light fixture on a 6,375 sq. ft. commercial parcel is consistent with the standard of 18,000 sq. ft. for four larger wind turbines (4500 sq. ft. per wind turbine).
 3. *Roof-mounted turbines shall be no more than 15 feet above the rooftop or parapet, whichever is greater, and centered at least 20 feet from the edge of the building.* This condition does not apply.
 4. *The wind turbine on a freestanding pole shall have a total height of no more than 32 feet.* The proposed 3.5 ft. tall wind turbine on a 17.8 ft. tall light fixture pole, a total height of 21.3 feet, is consistent with this condition.
 5. *The turbines shall be centered at least 50 feet from any residentially zoned property.* The proposed hybrid light fixture powered by a wind turbine is located at least 75 feet from the nearest residentially zoned property, consistent with this condition.
 6. *When the turbines cease to function, they will be removed or replaced within 30 days.* This condition can be met by the owner.
- (b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted.* This finding is met. The traffic generated by a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine is similar to the traffic generated by a commercial use with accessory parking lit by a standard light fixture.
- (c) *That the use is not first permitted in a less restrictive zoning district.* This finding is met. "Hybrid (wind/solar powered) light fixture" is not specifically listed in the zoning code.
- (d) *That the use is consistent with the comprehensive plan.* This finding is met. While the Saint Paul Comprehensive Plan does not contain any policies specifically related to hybrid light fixtures, the use is consistent with broad policies in the comprehensive plan for energy conservation and sustainable use of renewable energy resources.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a determination of similar use for a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district subject to the following conditions:
1. The assembly shall conform to the standards for accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements in the district, and the base of the moving elements of the wind turbine assembly shall be at least 13 feet above grade.
 2. The wind turbine portion of the assembly shall not exceed five hundred watts, five (5) feet in height and five (5) feet in diameter.
 3. The hybrid light fixture with wind turbine and solar panel shall be located on a lot of at least 5,000 square feet.
 4. The hybrid light fixture with wind turbine and solar panel shall be centered at least 50 feet from any residentially zoned property.
 5. When any part of the hybrid light fixture ceases to function, it shall be removed or replaced within 30 days.



DETERMINATION OF SIMILAR USE APPLICATION

Department of Planning and Economic Development

Zoning Section

1400 City Hall Annex

25 West Fourth Street

Saint Paul, MN 55102-1634

(651) 266-6589

Zoning office use only

File # 13-143407

Fee: 700.00

Tentative Hearing Date:

1-31-13

PD-6

252923230065

APPLICANT

Name ANTHONY MAGNOTTA CAPITOL LIEN RECORDS & DESIGNS
Address 1010 DALE ST NORTH
City ST PAUL St. MN Zip 55117 Daytime Phone 651-341-1564
Name of Owner (if different) ANTHONY MAGNOTTA
Contact Person (if different) ANTHONY MAGNOTTA Phone 651-341-1564

PROPERTY LOCATION

Address / Location 1000 DALE ST NORTH ST. PAUL
Legal Description _____
Current Zoning B3
(attach additional sheet if necessary)

REQUEST: Application is hereby made under provisions of Chapter 64, Section 300, Paragraph (G) of the Zoning Code for a Determination of Similar Use.

Current Use PARKING LIGHT REPLACEMENT OF BUILDING
MOUNTED LIGHTING WITH STANDALONE FREE MOUNTED POLE
Proposed Use _____

SUPPORTING INFORMATION: Provide the following information (attach additional sheets if necessary).

☒ Is the use similar in character to one or more of the principal uses permitted in the zoning district?
SIMILAR TO STREET LIGHT + EXISTING TURBINES
ON A SMALLER SCALE.

☐ Is the traffic that the use will generate similar to traffic generated by one or more permitted uses?

☐ Is the use already permitted in a less restrictive zoning district?

CK 83744
700⁰⁰

☐ Required site plan is attached.

Applicant's Signature

[Signature]
[Signature]

Date 1/7/2013

City Agent

[Signature] 1-7-13

ZONED K4

CURB + GUTTER

R/W

-- 150.00 --

OWNERS
ANTHONY & LISA
MAGNOTTA

OWNERS
ANTHONY & LISA
MAGNOTTA

(NOTES:
ALL BUSINESSES
ZONED B3)

RETAINING
WAL

STEPS

PARKING
LOT
GRAVEL

RETAINING WAL
PROPERTY LINE

10'

HYBRID STREET
LIGHT

10'

EXISTING TURBINE



SIDE SLOPE

RAMP

EXISTING TURBINES

RAMP DOWN

ALLEY

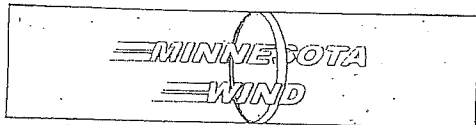
R/W

ZONED RM2

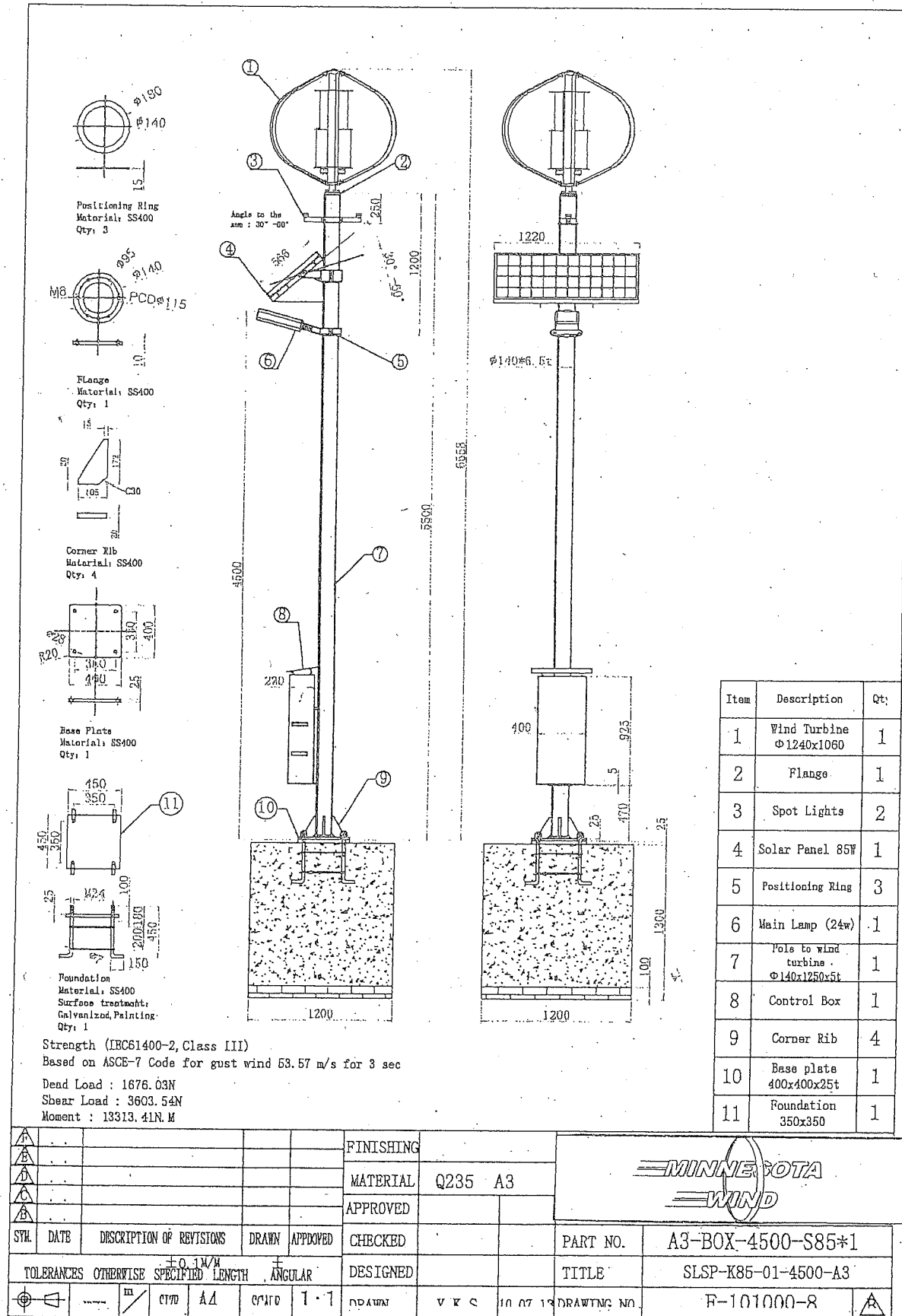
* 1 INCH = 20 FT

TONY MAGNOTTA 1/3/13

ALLEY

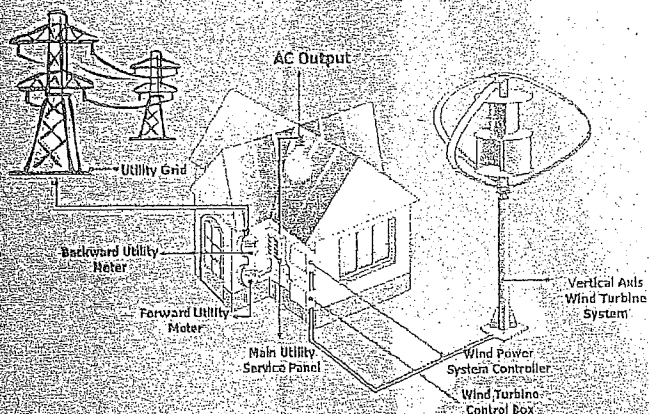


Model No. SLSP-K85-01-4500; Drawing No.: F101000-8

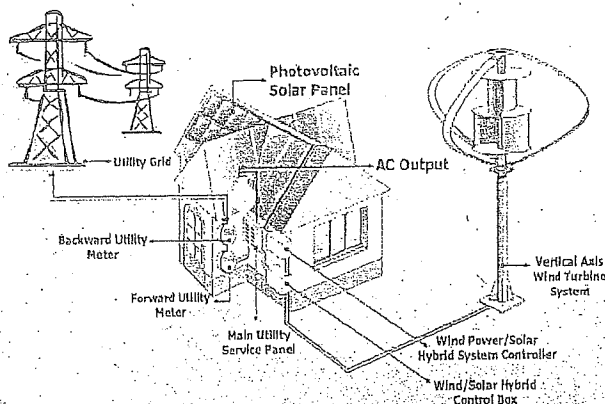


Different Application Match Your Requirements

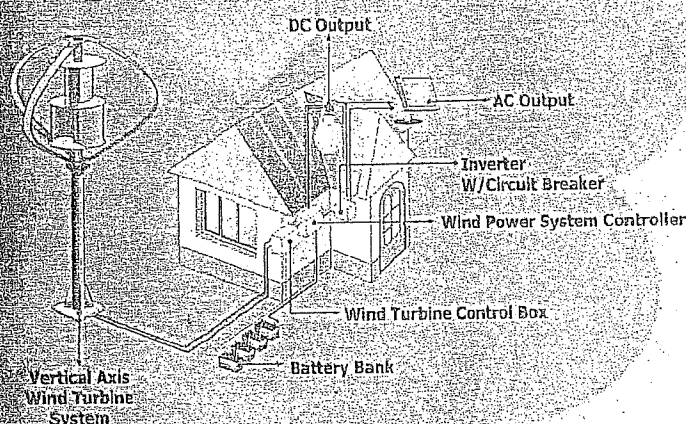
Grid-Tied Application Illustration



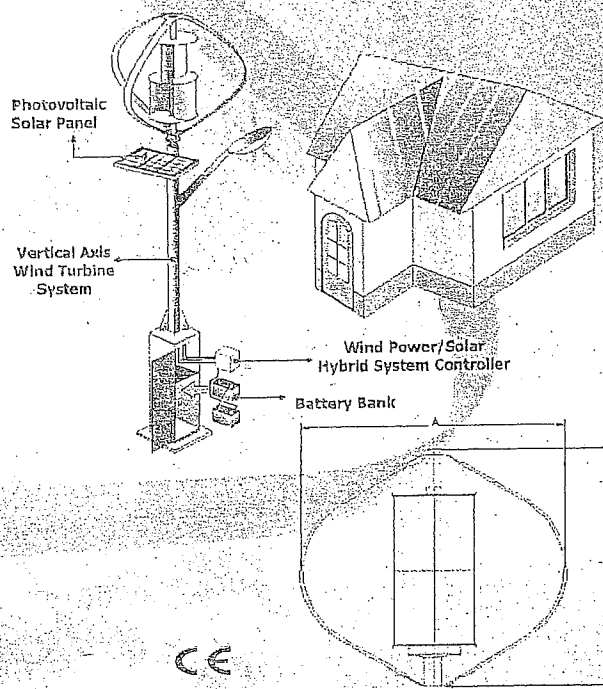
Hybrid Grid-Tied Application Illustration



Stand-Alone Application Illustration



Hybrid Street Lamp Application



Commercial Products

- (1) Stand-alone for remote area: 300W, 700W, 1.5KW, 3KW
- (2) Grid connected system: 1.5KW, 3KW
- (3) 5KW & 10KW are under developing

General Product Specifications

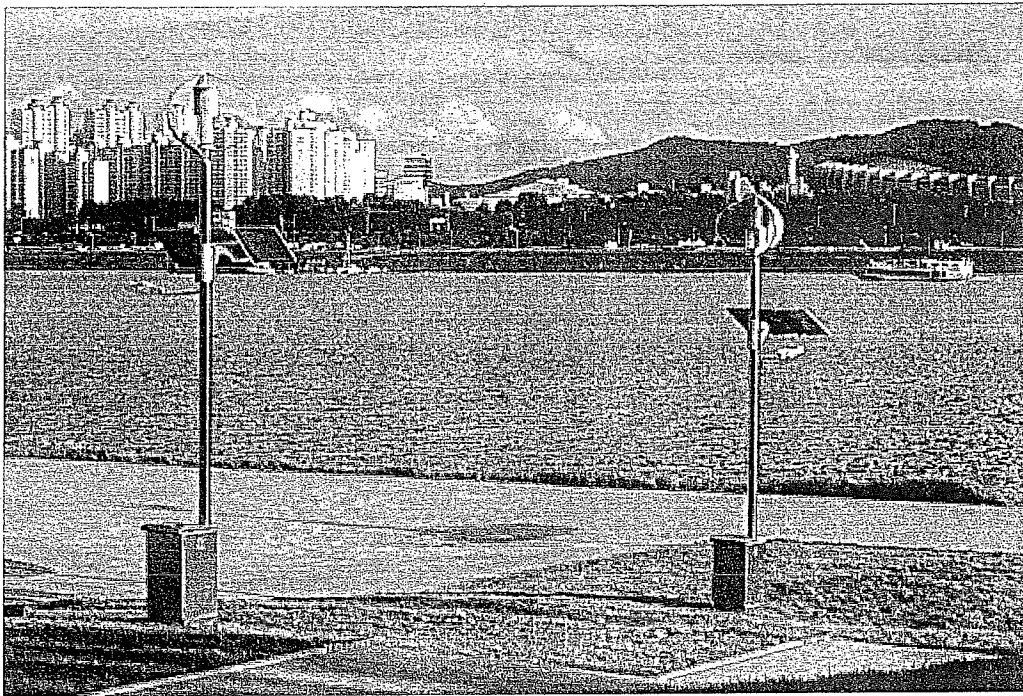
Product		300W	700W	1.5KW	3KW
Size(m)	A	1.24	1.93	2.8	4.0
	B	1.00	1.56	3.2	4.5
Cut-in Wind speed		< 3 m/s		15 m / s	
Rated Wind speed		12 m/s ~ 13.5 m/s		60 m / s	
Cut-out Wind speed					
Survival Wind speed					

MINNESOTA WIND TECHNOLOGY

1010 Dale Street North, Saint Paul, MN 55117

Phone: 651-341-1564

www.mnwind.us

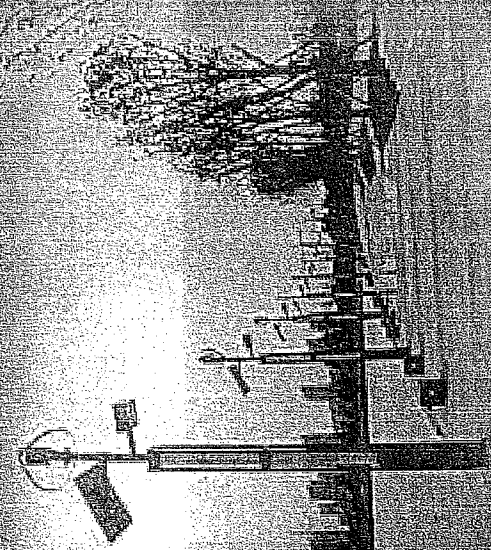


Hybrid Street Lighting Systems

Our standard hybrid street lighting system is integrated with DS-300W Vertical Axis Wind Turbine and 85W Solar Panel together with modern design of lamp pole. The design concept is to provide an independent (off-grid), self-sufficient lighting application or other usages if applicable.

The controller of the hybrid street lighting system is integrated with wind power controller (WG0400) and solar power charger (RC10-II), both are paralleled for battery bank (12V/24V) charging. The battery bank provides load of a power-saving 24W LED Lamp.



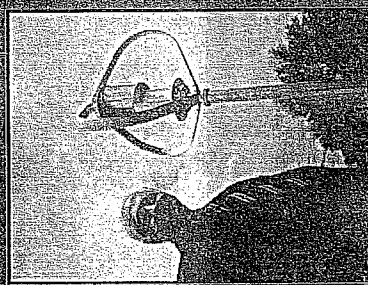


Feature:

The hybrid street light combines the VAWT wind turbine and solar panel. These collect power from wind and sun light for lighting up the LED in the night time. This also makes it so the street light is completely green and does not need pipeline construction from city power. The benefits are not only zero CO2 emissions but also saving the installation time and costs. It shows the ECO-SKYLINE of a modernized city.

Specification:

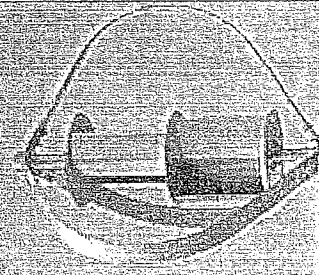
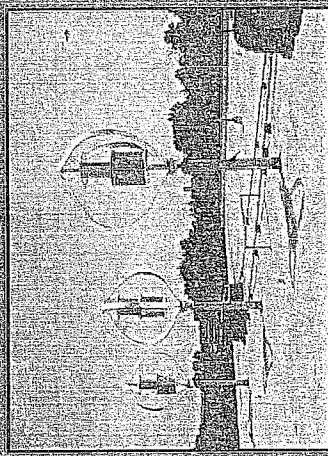
- Wind power- 300W VASWT (DS300)
- Solar power- 120W silicon mono crystalline
- Street lamp- 30W high bright LED
- Decoration light- 12W LED colorful
- Spot light- 1W LED x2 to Light wind rotor
- Charger- 400W MPPT charger+200W PV charger
- Battery- 12V 46Ah x4 deep-cycle silicon gel battery
- Pole- 5.4m assemble stainless/galvanized
- Lamp height- 4.5m
- Height- 6.5m



Our CEO, Tony Magnotta, seen above at our headquarters in St. Paul, MN at the first VAWT Urban Wind Farm in America.

Product	300W	700W	1.5KW	3KW
A	1.24	1.93	2.8	4.0
B	1.00	1.56	3.2	4.5
Cut-in Wind speed	<3 m/s	Cut-out Wind speed	15 m/s	
Rated Wind speed	12 m/s ~13.5 m/s	Survival Wind speed	60 m/s	

“Wind That Creates Customers”



- MNWT-BC300**..... 400 watts
- Output Voltage..... 12,24 volts
- Output Current..... 20 amps
- Cut-In Wind Speed... 6.7 mph
- Rated Wind Speed..... 34 mph
- Diameter.....3.7 ft
- Height..... 4.8 ft

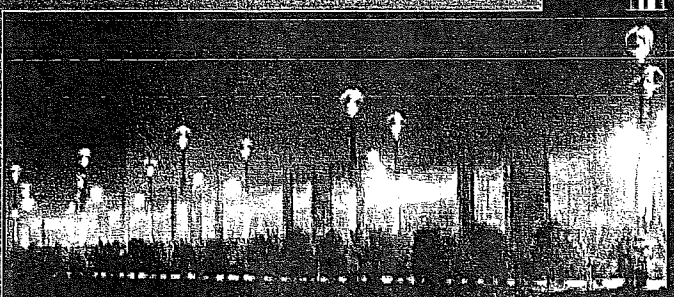
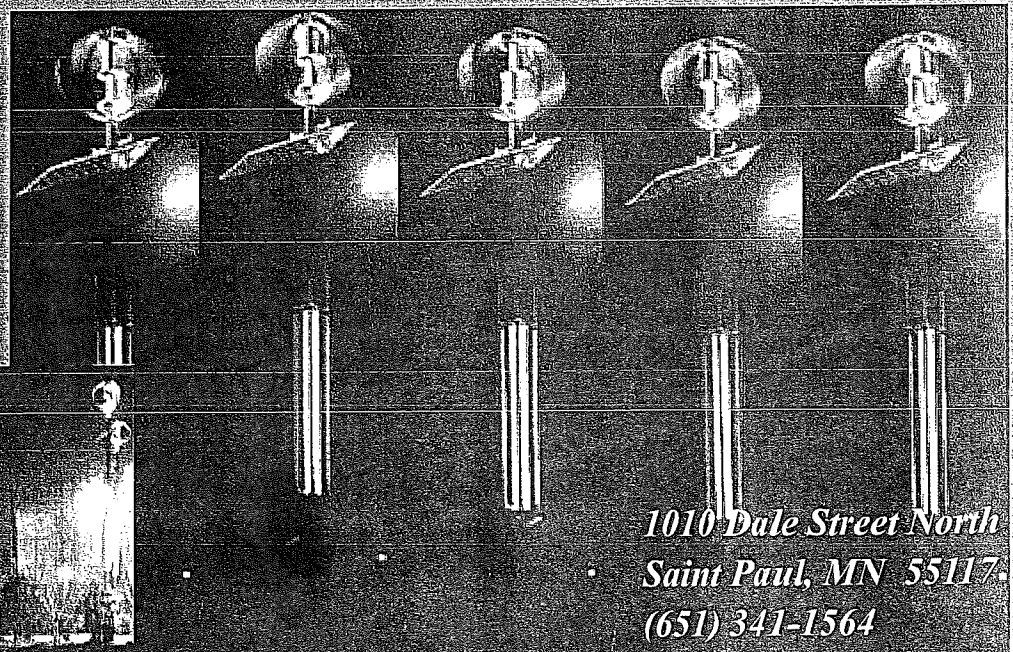
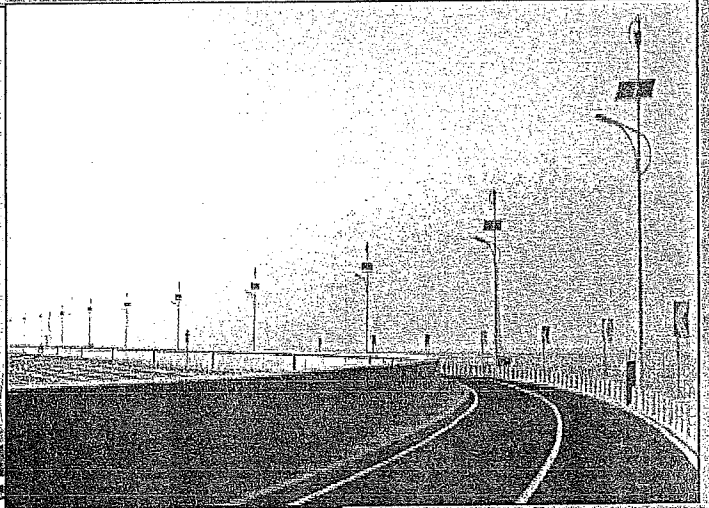
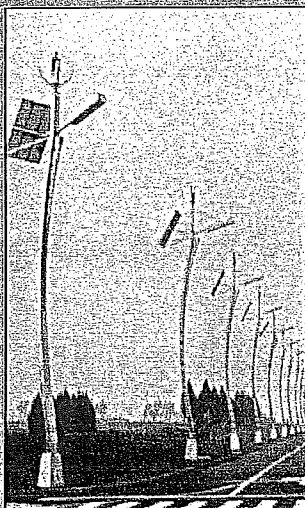
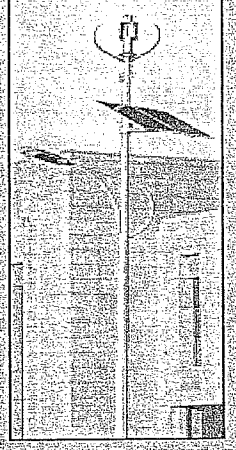
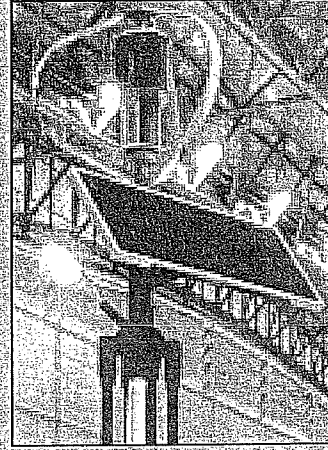
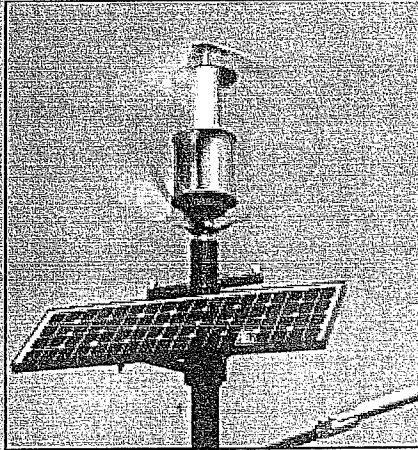
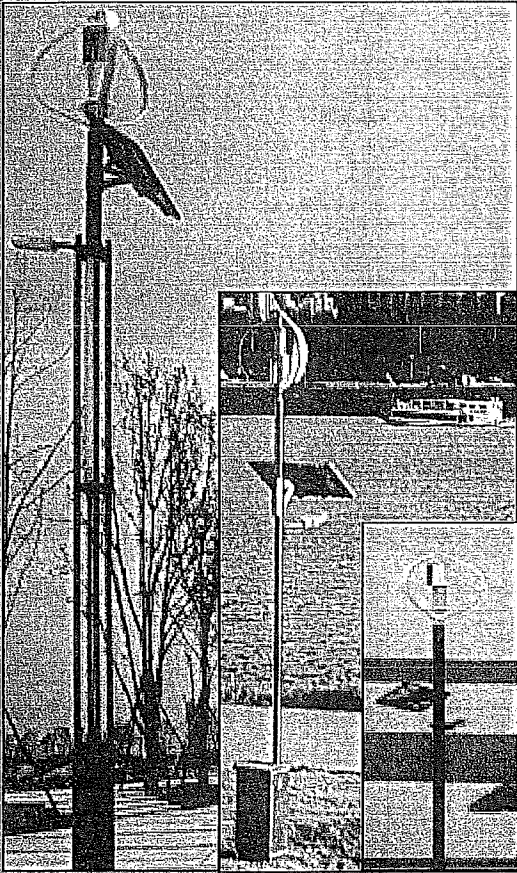
- MNWT-1500**..... 1.5 kW
- Output Voltage..... 48 volts
- Output Current..... 60 amps
- Cut-In Wind Speed... 5.5 mph
- Rated Wind Speed.... 26 mph
- Diameter..... 9.2 ft
- Height..... 9.8 ft

- MNWT-3000**..... 3.0 kW
- Output Voltage..... 48 volts
- Output Current..... 130 amps
- Cut-In Wind Speed... 5.5 mph
- Rated Wind Speed... 33 mph
- Diameter..... 13.1 ft
- Height..... 18.4 ft

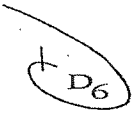
MINNESOTA

WIND

Hybrid Street Lighting System



1010 Dale Street North
Saint Paul, MN 55117
(651) 341-1564
www.mnwind.us



District 6 Planning Council

171 Front Avenue
Saint Paul, MN 55117
651-488-4485 fax: 651-488-0343
district6ed@dist6pc.org

January 23, 2013

Zoning Committee of the Planning Commission
15 West Kellogg BLVD
Saint Paul, MN 55102

Re: 1000-1010 Dale Street Capital Lien-Extension of Determination of Similar Use for Vertical Wind Turbines/Determination of similar use for vertical wind turbine with a hybrid street light powered by wind and solar

On April 28, 2011 a letter was sent to the Zoning Committee indicating District 6 Planning Council's support for a determination of similar use for vertical wind turbines. At its January 22, 2013 Land Use Task Force meeting the extension on the determination of similar use for vertical wind turbines received a recommendation for approval.

The Land Use Task Force also recommends approval of a determination of similar use for a vertical wind turbine street light powered by wind and solar. The Task Force discussed the new application and concluded that there should be limited impact to the neighborhood since there have been no complaints regarding existing wind turbines and alternative energy sources are welcome. This approval is contingent that the applicants fulfill all application requirements.

Thank-you for your consideration and if you have questions please contact the office.

Regards,

Jeff Martens

Jeff Martens
Land Use Chairman

Cc: Ward 5
Tony Magnotte

An Affirmative Equal Opportunity Employer

Reilly, Kate (CI-StPaul)

From: Mark Lentsch <marklentschrealty@gmail.com>
Sent: Wednesday, March 06, 2013 10:12 AM
To: Reilly, Kate (CI-StPaul)
Subject: Wind Turbines addition - Dale St property #13-149-246 & 13-149-241

My office is right next door and I object. What happened to having to get approval from your "Arm's length" neighbors?

There are more than enough of the "Whirly Bird's" next door. My clients chuckle and say how silly they look....have heard comments...."only the city would allow this".

>>>where does this end? What is next....their own "whirly bird" trash compactor, "whirly bird" door openers, etc....Come on,...enough is enough. If every building in St Paul had these....we would be the "laughing stock" of the nation.














Remember when we were all concerned with "TV style" electronic billboards, and those were then regulated....i think these wind turbines could be a safety / distraction hazard for drivers turning their heads to look at the wind turbines spin....or younger kids climbing up on them sometime. What about some kind of hazard energy thrown off if you are in close proximity, have there been tests for that?

Thank you,

Mark Lentsch - 651-335-5464 - lifetime St Paul resident
marklentschrealty@gmail.com

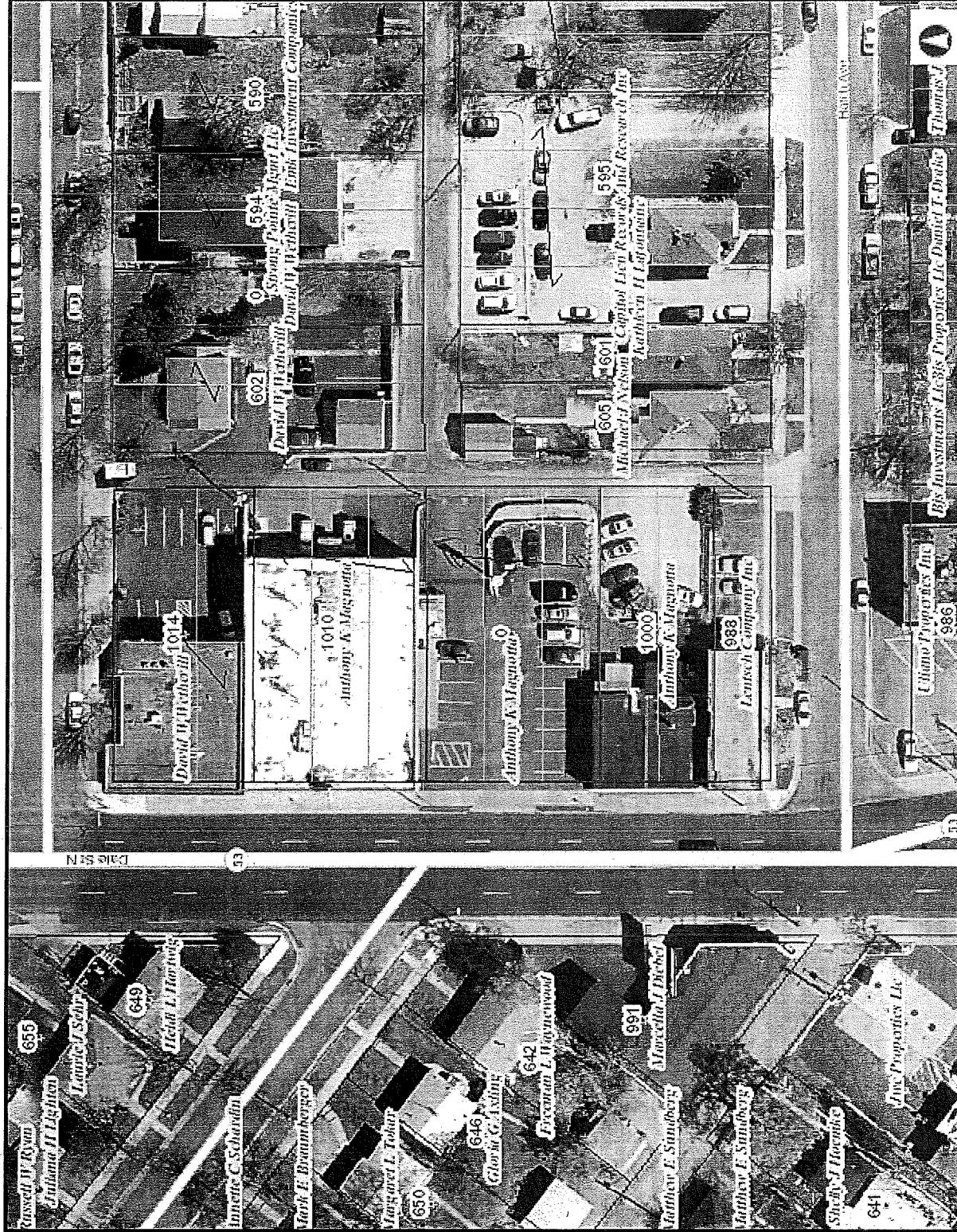
***I am unable to attend March 14th at the proposed time.

Legend

-  County Offices
-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcels
-  Primary Owner
-  Parcel Lines and Land Ties
-  Parcel Lines
-  Land Ties

Notes

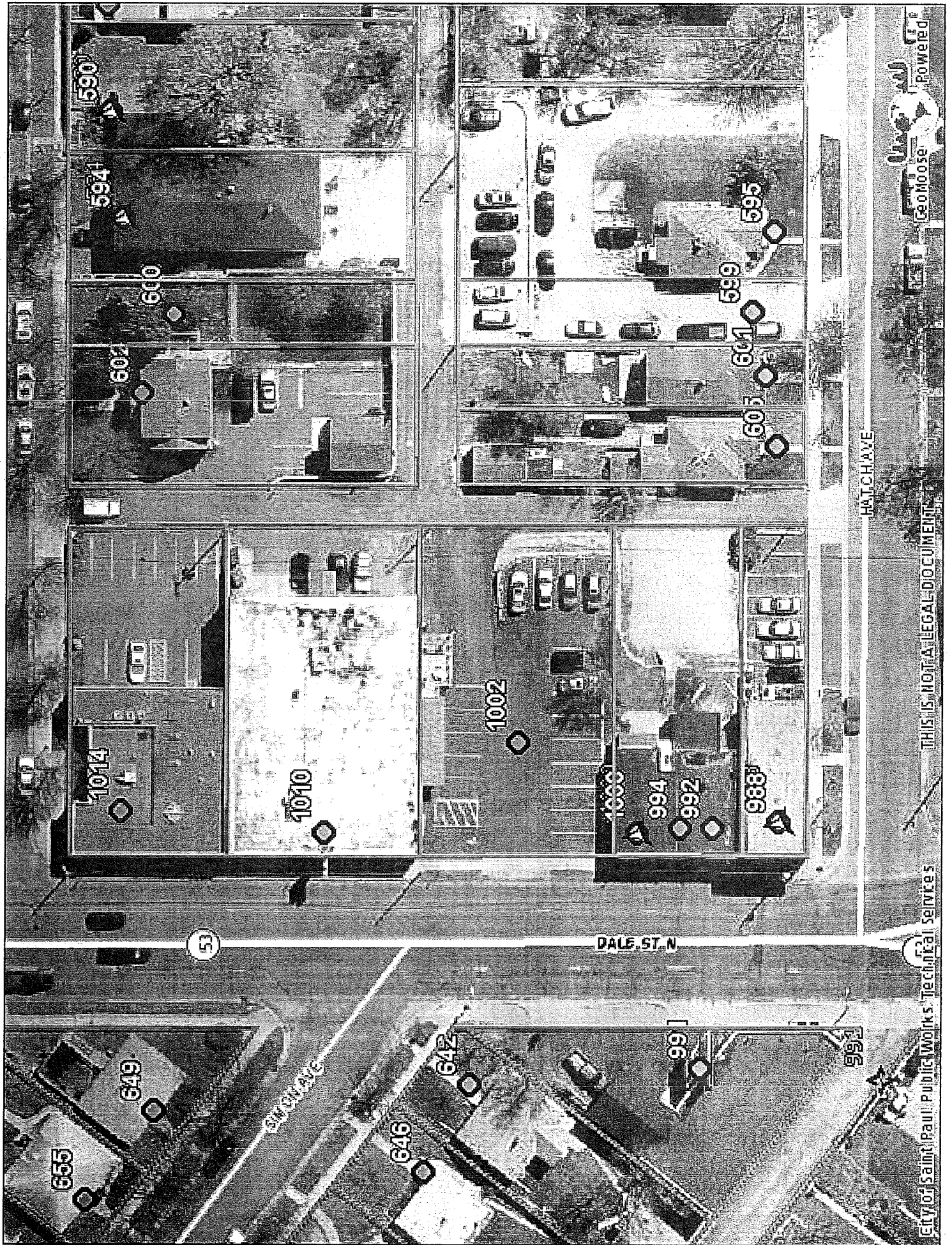
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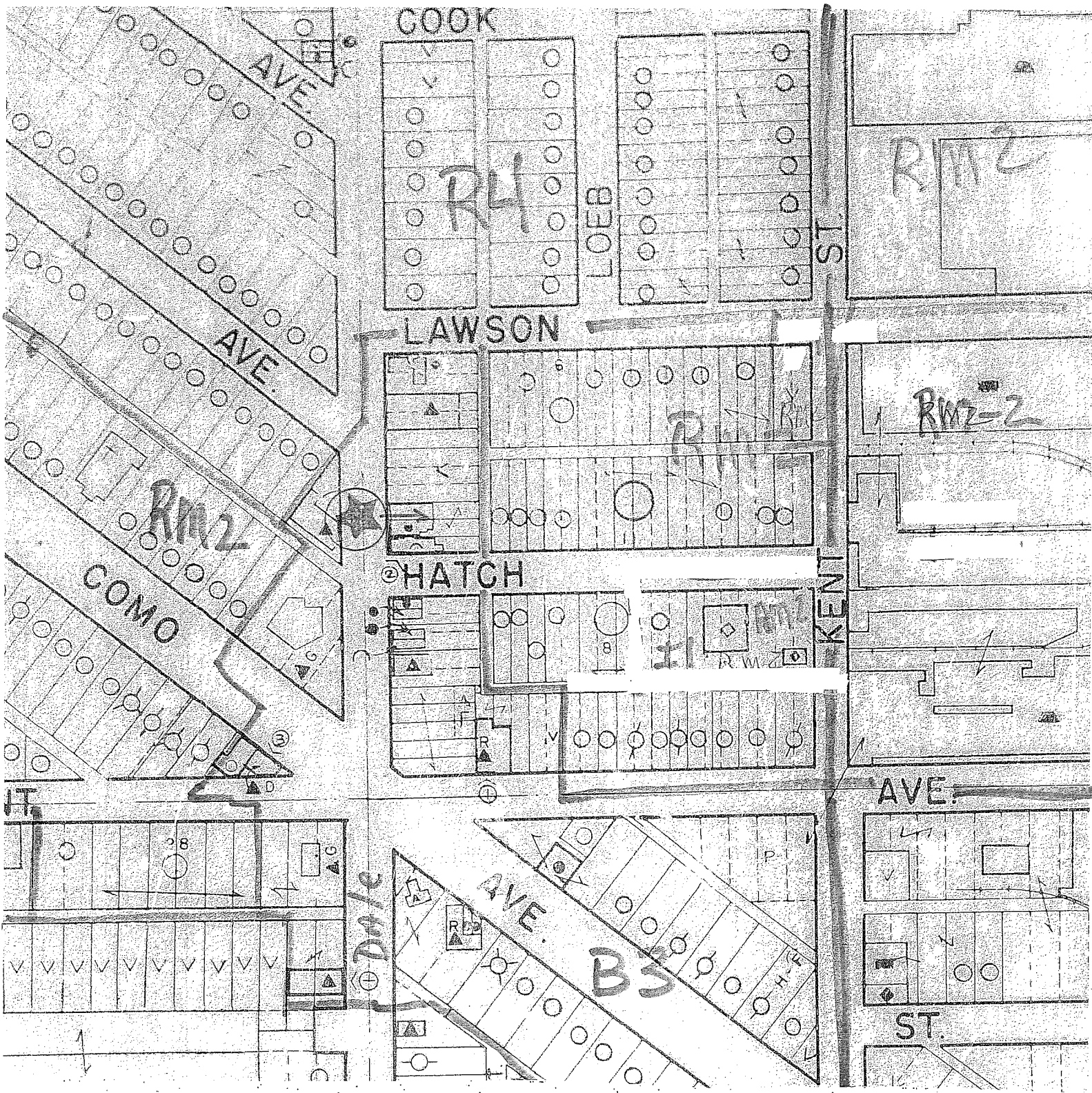


126.9 0 63.43 126.9 Feet

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





APPLICANT Capitol Lien (et al)
 PURPOSE DSU
 FILE # 13-149241 DATE 1/31/13
 PLNG. DIST 6 Land Use Map # 12
 Zoning Map # 9
 SCALE 1" = 400'

LEGEND

zoning district boundary

subject property

○ one family
 ⊙ two family
 ⊕ multiple family

● ▲ ○ commercial
 ◆ ■ ▲ industrial
 V vacant



ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Blue Ox Mini Golf
 2. **APPLICANT:** West 7th/Fort Road Federation
 3. **TYPE OF APPLICATION:** Determination of Similar Use
 4. **LOCATION:** 928 7th St W, SE corner at Toronto Street
 5. **PIN & LEGAL DESCRIPTION:** 122823230121; Ramseys Sub Of W1/2b26 Stinso That Pt Of Lots 1 Thru 10 And 13 Thru 20 Lying Sely Of The Sely L Of W 7th St
 6. **PLANNING DISTRICT:** 9
 7. **ZONING CODE REFERENCE:** §61.106, §63.207, §66.300
 8. **STAFF REPORT DATE:** March 20, 2013
 9. **DATE RECEIVED:** February 22, 2013
- FILE #** 13-156-977
HEARING DATE: March 28, 2013
EXISTING ZONING: T3
BY: Bill Dermody
60-DAY DEADLINE FOR ACTION: April 23, 2013

- A. **PURPOSE:** Determination of similar use for outdoor commercial recreation (miniature golf course)
- B. **PARCEL SIZE:** Irregularly shaped lot with 345 feet of frontage on W 7th Street, totaling approximately 82,000 sq. ft.
- C. **EXISTING LAND USE:** Vacant on the portion of the lot proposed for mini-golf; unoccupied Keg House building on eastern portion of the lot
- D. **SURROUNDING LAND USE:**
 - North/Northwest: Commercial/office (B2)
 - East: Remainder of the former Jacob Schmidt Brewing Company campus (T3)
 - South: Industrial/storage (T2)
 - Southwest: Commercial (T2)
- E. **ZONING CODE CITATION:** §61.106 authorizes the planning commission to make similar use determinations when a specific use is not listed in the zoning code. Specific findings must be made. §63.207 specifies parking requirements by use. §66.300 identifies the intent and permitted principal uses in the T1-T4 Traditional Neighborhood zoning districts.
- F. **HISTORY/DISCUSSION:** The site is part of the historic Jacob Schmidt Brewing Company campus that housed brewery operations until 2002. From 1998 to 2004, the campus also hosted an ethanol production plant. The site contains the historically significant Keg House in its eastern portion and partially demolished buildings to the south and southwest of the Keg House. A plat was approved in July 2012 in conjunction with a plan to renovate other buildings on the campus for multi-family residential uses; the plat established the subject site as its own lot and re-dedicated Webster Street to its east.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 9 Council (West 7th/Fort Road Federation) is the property owner and applicant.
- H. **FINDINGS:**
 1. The application requests that the outdoor commercial recreation use (miniature golf course) be determined to be similar to uses allowed in the T3 Traditional Neighborhood zoning district.
 2. The site is within the Jacob Schmidt Brewing Company Heritage Preservation District. As such, the proposed development requires approval by the Heritage Preservation Commission prior to issuance of permits.
 3. The intent of the T3 zoning district as described in Sec. 66.300 is as follows:

The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

 - (a) *A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;*
 - (b) *A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;*
 - (c) *A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;*
 - (d) *A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.*

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

The proposed outdoor recreation use meets the intent of the T3 district because it can provide active open space and an amenity that complements higher density, transit-oriented development.

4. §61.106 states: *When a specific use is not listed in the zoning code, the planning commission shall determine if a use is or is not similar to other uses permitted in each district. The planning commission shall make the following findings in determining one use is similar to another:*
- (a) That the use is similar in character to one (1) or more of the principal uses permitted. This finding is met. The use is similar to "recreation, noncommercial" and "public and private park, playground" uses, which are both permitted in the T3 district. The character of commercial recreation is very similar to that of noncommercial recreation or a public park. Noise, traffic, and visual impacts are anticipated to be similar for the subject use compared to the already permitted uses such as noncommercial miniature golf, horseshoes, tennis, or basketball courts.*
 - (b) That the traffic generated on such use is similar to one (1) or more of the principal uses permitted. This finding is met. The traffic generated by miniature golf is similar to permitted uses. Though miniature golf is not listed in the zoning code's principal uses tables, it is specifically identified in the parking requirements (Sec. 63.207) section as needing 1 parking space per hole. With 36 holes eventually planned for the approximately 33,000 square foot portion of the site dedicated to miniature golf, the parking requirement for the use is equivalent to 1 space per 916 square feet in this case. Noncommercial recreation, by comparison, requires 1 space per 1,000 square feet.*
 - (c) That the use is not first permitted in a less restrictive zoning district. This finding is met. Outdoor commercial recreation and, more specifically, miniature golf are not recognized uses in any zoning districts, including less restrictive zoning districts.*
 - (d) That the use is consistent with the comprehensive plan. This finding is met. The comprehensive plan designates the Schmidt Brewery area as a Neighborhood Center, which generally calls for a denser, mixed-use pedestrian environment. The miniature golf use is consistent with all of the goals and strategies for a Neighborhood Center.*

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the determination that outdoor commercial recreation (miniature golf course) is similar to other permitted uses in the T3 district subject to the following conditions:
- 1. Substantial conformance with the representations made regarding the use as part of this application (narrative and site plan)
 - 2. The Heritage Preservation Commission approves the plans as consistent with the Jacob Schmidt Brewing Company Heritage Preservation District.

Supporting information:

The intent behind the recent rezoning of this property to a T3 was for a mixed-use development including residential, commercial, civic and open use spaces in close proximity to one another.

Considering that outdoor recreation easily fits into this intent, and the rezoning is so recent, it does not seem appropriate to re-zone to a BC. Thus Blue Ox is filing for a Determination of Similar Use to permit outdoor recreation.

Blue Ox is an outdoor artist-designed mini-golf course installed upon a landscaped site incorporating water elements such as: streams, decorative fountains, and public use water fountains; trees, plants, flowers, and shaped topiary; multiple public seating areas; and playgrounds. Our operating hours are 10am – 10pm daily. Mini-golf attracts all age groups and demographics and Blue Ox will serve as both entertainment and low-impact exercise as well as a community gathering place.

Blue Ox believes it will benefit the community in the following ways:

- draw new audiences to West 7th to shop at local businesses and eat at local restaurants
- provide a family-friendly activity with broad appeal that brings diverse groups together thereby strengthening the community
- co-programming with other artists and arts organizations
- cross-promotion with local businesses

The intent and use of a commercial recreation site will include some of the goals of T3 such as a system of open space resources and amenities

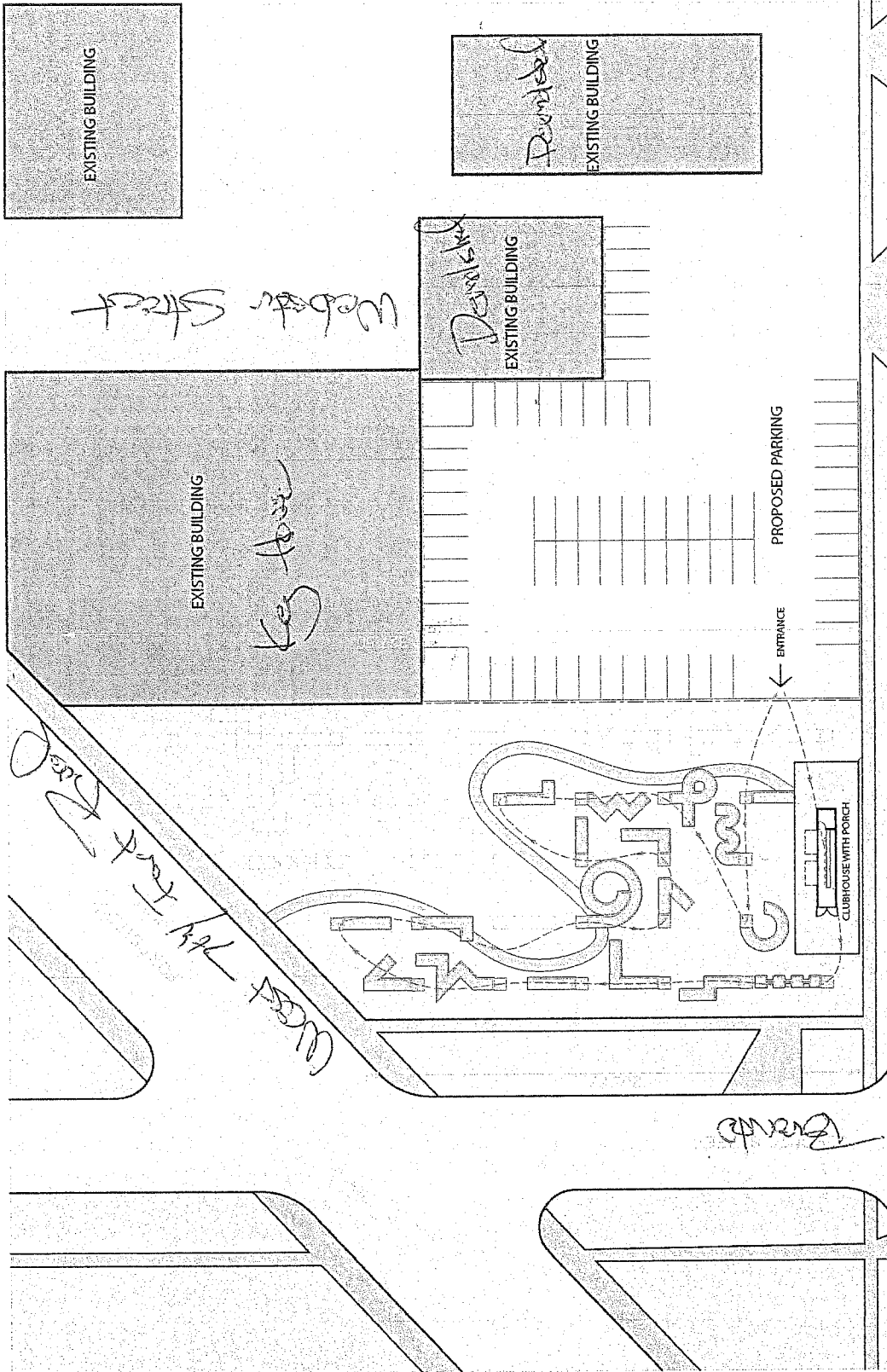
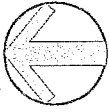
- 1) public seating areas will be distributed on our property both outside and inside the official golf course boundaries
- 2) the incorporation of environmental features in our property
- 3) value of serving as a neighborhood gathering place and spirit of openness

Outdoor recreation use is similar in character to other T3 uses such as outdoor garden centers, outdoor restaurants, and indoor recreation

- 1) a social offering
- 2) high-quality aesthetics
- 3) retail destination
- 4) ADA accessible

Traffic use of outdoor recreation will be similar to other T3 uses as well

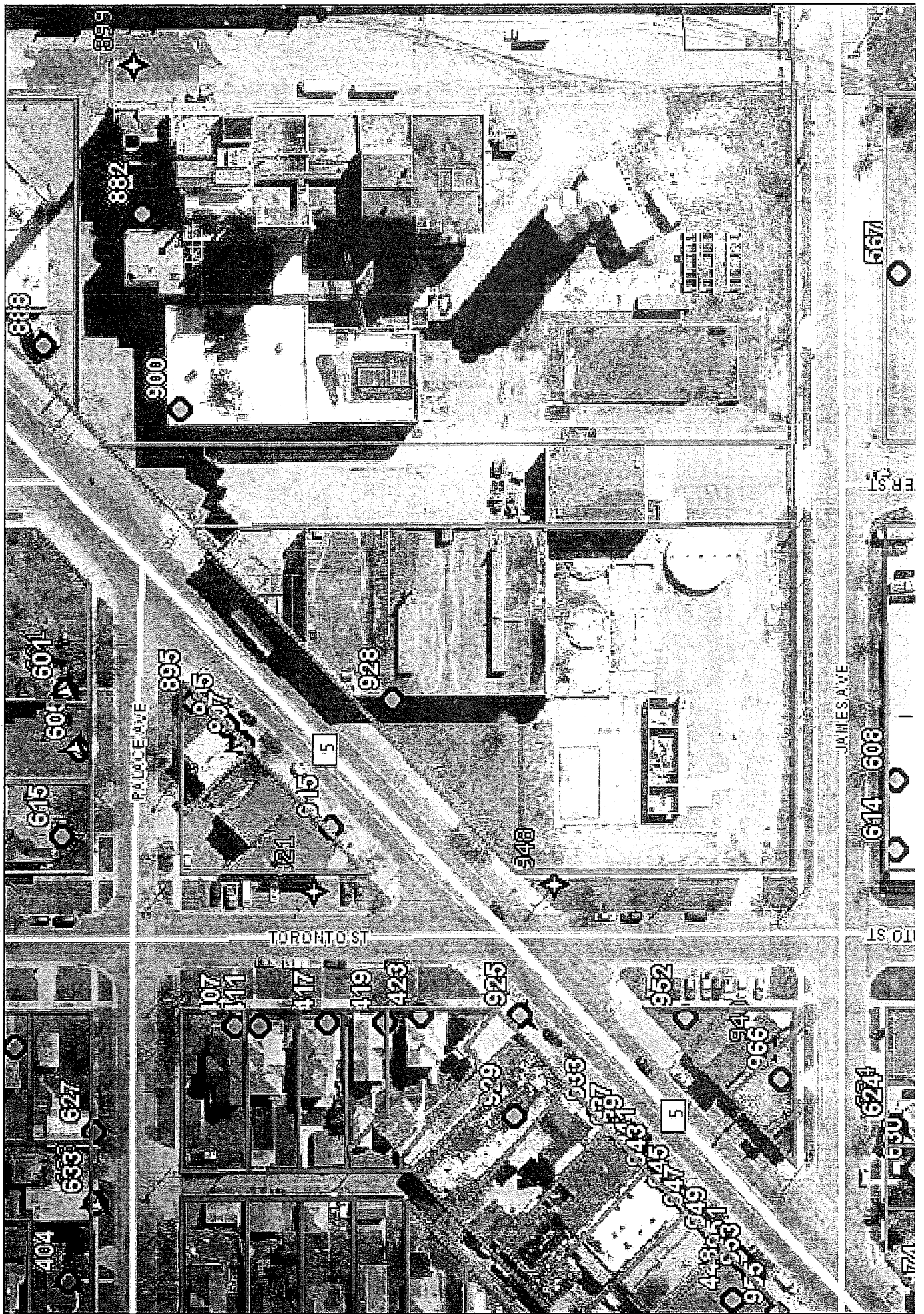
- 1) hours of operation
- 2) number of users
- 3) wide demographic of users
- 4) number of people requiring bicycle/car parking



SITE PLAN

Blue Ox Mini Golf | St. Paul, MN

JAMES



Sec. 66.313. Intent, T2 traditional neighborhood district.

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.
(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.314. Intent, T3 traditional neighborhood district.

The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.315. Intent, T4 traditional neighborhood district.

The T4 traditional neighborhood district provides for high-density, transit-supportive, pedestrian-friendly mixed-use development. It is particularly intended for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, where a greater reliance on transit makes high-density mixed-use development possible and desirable.

(Ord. No. 11-27, § 1, 4-20-11)

Division 2. 66.320. Principal Uses in Traditional Neighborhood Districts

Sec. 66.321. Principal uses.

Table 66.321, principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Development Standards
Residential Uses					
Dwellings					
One-family dwelling	P	P	P		✓
Two-family dwelling	P	P	P		
Townhouse	P	P	P	P	
Multiple-family dwelling	P	P	P	P	
Carriage house dwelling	C	C	P		✓
Housing for the elderly	P	P	P	P	

<i>Use</i>	<i>T1</i>	<i>T2</i>	<i>T3</i>	<i>T4</i>	<i>Development Standards</i>
Mixed Commercial-Residential Uses					
Home occupation	P	P	P	P	✓
Live-work unit	P	P	P	P	✓
Mixed residential and commercial use	P	P	P	P	
Congregate Living					
Foster home, freestanding foster care home	P	P	P	P	
Community residential facility, licensed human service	P	P	P	P	✓
Community residential facility, licensed correctional	C	C	C	C	✓
Community residential facility, health department licensed	C	C	C	C	✓
Emergency housing facility	C	C	C	C	✓
Shelter for battered persons	P/C	P/C	P/C	P/C	✓
Transitional housing facility	P/C	P/C	P/C	P/C	✓
Sober house	P/C	P/C	P/C	P/C	✓
Roominghouse, boardinghouse	C	P	C	C	✓
Nursing home, boarding care home, assisted living	P	P	P	P	✓
Hospice	P	P	P	P	✓
Dormitory	P/C	P	P	P	✓
Fraternity, sorority	P/C	P	P	P	✓
Civic and Institutional Uses					
Educational Facilities					
Day care	P	P	P	P	✓
School, grades K-12	P	P	P	P	✓
College, university, seminary, etc.	P	P	P	P	✓
Trade school, arts school, dance school, etc.	P	P	P	P	
Social, Cultural, and Recreational Facilities					
Club, fraternal organization, lodge hall		P	P	P	
Museum	P/C	P	P	P	✓
Public library	P	P	P	P	
Public and private park, playground	P	P	P	P	
Recreation, noncommercial	P	P	P	P	
Religious Institutions					
Church, chapel, synagogue, place of worship	P	P	P	P	
Rectory, parsonage	P	P	P	P	✓
Convent, monastery, religious retreat	P	P	P	P	✓
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	✓
Municipal building or use	P	P	P	P	✓
Utility or public service building	C	C	C	C	✓
Commercial Uses					
Offices					
Administrative office	P	P	P	P	
Artist, photographer studio, etc.	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	
Professional office	P	P	P	P	
Medical Facilities					
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓
Medical laboratory	P	P	P	P	
Veterinary clinic		P	P	P	✓
Retail Sales and Services					
General retail		P/C	P/C	P/C	✓
Bank, credit union	P	P	P	P	
Business sales and services		P	P		
Drive-through sales and services, primary and accessory		C			✓

ZONING CODE

§ 66.321

Use	T1	T2	T3	T4	Development Standards
Dry cleaning, commercial laundry		P	P	P	✓
Food and related goods sales		P/C	P/C	P/C	✓
Food shelf	P	P	P	P	
Garden center, outdoor		P	P	P	✓
Laundromat, self-service		P	P	P	
Liquor store		P/C	P/C	P/C	✓
Massage center	P	P	P	P	
Mortuary, funeral home		P	P	P	
Photocopying	P	P/C	P/C	P/C	✓
Post office	P	P	P	P	
Service business	P	P	P	P	✓
Service business with showroom or workshop		P/C	P/C	P/C	✓
Small appliance repair		P	P	P	
Tattoo shop		P	P	P	
Tobacco products shop		P/C	P	P	✓
Food and Beverages					
Bar		P/C	P/C	P/C	✓
Brew on premises store		P	P	P	✓
Catering		P	P	P	
Coffee shop, tea house	P/C	P/C	P/C	P/C	✓
Restaurant		P/C	P/C	P/C	✓
Restaurant, carry out, deli		P/C	P/C	P/C	✓
Restaurant, fast food		P/C	P/C	P/C	✓
Restaurant, outdoor		P	P	P	✓
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast residence	P	P	P	P	✓
Hotel, inn		P	P	P	
Health/sports club		P	P	P	
Indoor recreation		C	C	C	✓
Reception hall			C	C	
Theater, assembly hall		C	C	C	✓
Automobile Services					
Auto convenience market		C	C		✓
Auto service station		C	C		✓
Parking Facilities					
Parking facility, commercial			C	C	✓
Transportation					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	✓
Limited Production and Processing					
Limited production and processing		P/C	P/C	P/C	✓
Mail order house		P	P	P	
Malt liquor production		P/C	P/C	P/C	✓
Printing and publishing		P/C	P/C	PC	✓
Accessory Uses					
Accessory use	P	P	P	P	

(C.F. No. 08-640, § 4, 7-9-08; Ord. No. 11-26, § 2, 3-23-11; Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12)



APPLICANT W. 7th Fort Road Fe b
 PURPOSE DSU
 FILE # 13-156977 DATE 2-25-13
 PLNG. DIST 9 Land Use Map # 27
 SCALE 1" = 400' Zoning Map # 21

LEGEND

— zoning district boundary
 ▨ subject property

○ one family
 ○ two family
 ○ multiple family

▲ commercial
 ◆ industrial
 V vacant



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: March 29, 2013
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of March 28, 2013 Zoning Committee Hearing

OLD BUSINESS

1. Capitol Lien / Anthony Magnotta (13-149-241)

Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district.

Address: 1000 Dale St N
NE of intersection of Hatch and Dale

District Comment: District 6 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 1 letter

Hearing: Hearing is closed

Motion: Approval with conditions

Recommendation

<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval (5 - 1) (Wickiser)

NEW BUSINESS

2. Blue Ox mini golf (13-156-977)

Determination of similar use for outdoor commercial recreation (miniature golf course)

Address: 928 7th St W
SE corner at Toronto Street

District Comment: District 9 recommended approval

Support: 2 people spoke, 0 letter

Opposition: 0 people spoke, 0 letter

Hearing: Hearing is closed

Motion: Approval with conditions

Recommendation

<u>Staff</u>	<u>Committee</u>
Approval with conditions	Approval with condition(S) (6 - 0)

city of saint paul
planning commission resolution
file number
date

WHEREAS, Capitol Lien/Anthony Magnotta, File # 13-149-241, has applied for a determination of similar use for vertical wind turbine with hybrid light fixture (wind and solar powered) on a freestanding pole in the B3 general business district under the provisions of §61.106 of the Saint Paul Legislative Code, on property located at 1000 Dale St N, Parcel Identification Number (PIN) 252923230065, legally described as Como Prospect Addition Lots 9 And Lot 10 Blk 13; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 28, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant seeks to install a hybrid light fixture powered by both a vertical axis wind turbine and a photovoltaic solar panel to light the accessory parking lot to the rear of the commercial building at 1000 N. Dale Street. The light is powered by a 300 Watt vertical axis wind turbine and a 125 Watt solar panel. The light is able to be operated without connection to the electrical grid/traditional utility system. The light's wind turbine and solar panel charge a 12V battery bank. The battery provides enough power to power a 30 Watt LED lamp. A 17.8 ft. high light fixture pole, high enough so that the light fixture, solar panel and wind turbine will not interfere with vehicles in the lot, would be topped with a 4.1 ft. wide, 3.5 ft. tall vertical axis wind turbine, for a total height of 21.3 feet.
2. § 61.106 authorizes the planning commission to make similar use determinations when a specific use is not listed in the zoning code. The proposed hybrid light fixture generally meets the definition of *accessory use* in § 65.910, "a building, structure or use which is clearly incidental to, customarily found in connection with, and (except as provided in section 63.300) located on the same zoning lot as, the principal use to which it is related." § 65.910(a) specifically lists accessory off-street parking as an example of what the term accessory use includes but is not limited to, and lighting is clearly incidental to and customarily found in connection with accessory off-street parking. § 63.318, Lighting, requires that parking facilities "shall be illuminated to a level to allow safe, secure access to the parking facility and within it." § 65.921 specifically lists solar energy systems as an accessory use, and § 65.921(b) states that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements. However, while § 60.103(k) of the zoning code states that a purpose of the zoning code is "to promote the conservation of energy and the utilization of renewable energy resources," the zoning code does not specifically list or provide standards for

moved by _____
seconded by _____
in favor _____
against _____

hybrid light fixtures powered by a vertical axis wind turbine as an accessory use. Therefore, the zoning administrator referred the applicant to the Planning Commission for a determination of similar use. The parking lot light itself and the solar panel are clearly permitted. The only question is about the wind turbine and standards that should apply to a small wind turbine that powers a hybrid parking lot light fixture.

3. On April 15, 2011, the planning commission initiated a zoning study to consider amendments to the zoning code pertaining to wind turbines that will address issues specific to wind turbines and conditions under which wind turbines would be permitted in various zoning districts. The study will address hybrid light fixtures powered by wind turbines. Preliminary research finds that small wind turbines designed to provide electricity for the property on which they are located are commonly permitted as accessory uses in other cities, subject to reasonable conditions that may vary dependent on the size and location of the turbine. Minneapolis, Duluth, Madison and Chicago, among other cities, all have specific provisions for this. However, no provisions specifically for light fixtures with a solar and wind power element have been found.
4. §61.106 states: When a specific use is not listed in the zoning code, ... the planning commission shall determine if a use is or is not similar to other uses permitted in each district. The ... planning commission shall make the following findings in determining one use is similar to another:
 - (a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. A commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine in the B3 general business district is similar to a commercial use with accessory parking lit by a standard light fixture that also has an accessory freestanding solar energy system and an accessory vertical wind turbine on a freestanding pole in the B3 general business district. The following separately addresses each element of the fixture, the light, the solar panel, and the wind turbine, as they relate to the zoning code.

Light Fixture

§ 63.318, Lighting, requires that parking facilities "shall be illuminated to a level to allow safe, secure access to the parking facility and within it," and states that all lighting shall conform to § 63.116. § 63.116, Exterior lighting, provides standards for shielding and maximum light level. The proposed light fixture conforms to all of these standards.

Solar Energy System

§ 65.921(b) provides that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements." The proposed 21.3 foot high hybrid light fixture powered by a photovoltaic solar panel in the B3 general business district is consistent with this standard.

Wind Turbine

On June 24, 2011, (Z.F. 11-129-965) Anthony Magnotta/Capitol Lien and Title received a determination of similar use for four vertical axis wind turbines, including three roof-mounted 1.5 kW 9.8 ft. tall wind turbines on 6 ft. monopoles (total height of 15.8 feet above the surface of the roof) and a freestanding 3 kW 18.4 foot tall vertical axis wind turbine mounted on a 13 foot pole (for a total height of 31.4 feet), as a conditional use accessory to the commercial use at the neighboring property, 1010 N. Dale Street, in the B3 general business district, for a two-year test period. On March 22, 2013, (Z.F. 13-149-246) the Planning Commission approved, via Resolution #13-12, an extension of the existing determination of similar use/conditional use permit, subject to six conditions. The six conditions, and the consistency of the proposed smaller 300 watt, 4.1 ft. wide, 3.5 ft. tall vertical axis wind turbine mounted on a 17.8 ft. light pole (total height of 21.3 feet) with them, are as follows:

1. *The turbines shall be an accessory use to provide electricity for the business on the property. The hybrid light fixture powered by a wind turbine is an accessory use to the business on the property, consistent with this condition.*
 2. *The lot shall be at least 18,000 sq. feet in area, on which there shall be no more than four turbines, including no more than three on the roof and no more than one on a freestanding pole. The proposed hybrid light fixture on a 6,375 sq. ft. commercial parcel is consistent with the standard of 18,000 sq. ft. for four larger wind turbines (4500 sq. ft. per wind turbine).*
 3. *Roof-mounted turbines shall be no more than 15 feet above the rooftop or parapet, whichever is greater, and centered at least 20 feet from the edge of the building. This condition does not apply.*
 4. *The wind turbine on a freestanding pole shall have a total height of no more than 32 feet. The proposed 3.5 ft. tall wind turbine on a 17.8 ft. tall light fixture pole, a total height of 21.3 feet, is consistent with this condition.*
 5. *The turbines shall be centered at least 50 feet from any residentially zoned property. The proposed hybrid light fixture powered by a wind turbine is located at least 75 feet from the nearest residentially zoned property, consistent with this condition.*
 6. *When the turbines cease to function, they will be removed or replaced within 30 days. This condition can be met by the owner.*
- (b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted. This finding is met. The traffic generated by a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine is similar to the traffic generated by a commercial use with accessory parking lit by a standard light fixture.*
- (c) *That the use is not first permitted in a less restrictive zoning district. This finding is met. "Hybrid (wind/solar powered) light fixture" is not specifically listed in the zoning code.*
- (d) *That the use is consistent with the comprehensive plan. This finding is met. While the Saint Paul Comprehensive Plan does not contain any policies specifically related to hybrid light fixtures, the use is consistent with broad policies in the comprehensive plan for energy conservation and sustainable use of renewable energy resources.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Capitol Lien/Anthony Magnotta for a Determination of similar use for a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district at 1000 Dale St N is hereby approved subject to the following conditions:

1. The assembly shall conform to the standards for accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements in the district, and the base of the moving elements of the wind turbine assembly shall be at least 13 feet above grade.
2. The wind turbine portion of the assembly shall not exceed five hundred watts, five (5) feet in height and five (5) feet in diameter.
3. The hybrid light fixture with wind turbine and solar panel shall be located on a lot of at least 5,000 square feet.
4. The hybrid light fixture with wind turbine and solar panel shall be centered at least 50 feet from any residentially zoned property
5. When any part of the hybrid light fixture ceases to function, it shall be removed or replaced within 30 days.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Capitol Lien / Anthony Magnotta **FILE #** 13-149-241
 2. **APPLICANT:** Anthony Magnotta **HEARING DATE:** March 14, 2013
 3. **TYPE OF APPLICATION:** Determination of Similar Use
 4. **LOCATION:** 1000 Dale St N, NE of intersection of Hatch and Dale
 5. **PIN & LEGAL DESCRIPTION:** 25-29-23-23-0065; Como Prospect Addition, Lots 9 and 10, Blk 13
 6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** B3
 7. **ZONING CODE REFERENCE:** §61.106
 8. **STAFF REPORT DATE:** 3/4/2013, amended 3/21/2013 and 3/22/2013 **BY:** Kate Reilly
 9. **DATE RECEIVED:** January 30, 2013
- 60-DAY DEADLINE FOR ACTION:** April 1, 2013; extended to May 30, 2013
-

- A. **PURPOSE:** Determination of similar use for a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district.
- B. **PARCEL SIZE:** 50 ft. (Dale) x 127.5 ft.; 6,375 sq. ft.
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
 - North: B3 - Business
 - East: RM2 – Single family & Multi-family residential
 - South: B3 - Business
 - West: B3 - Business; R4 – Single family residential
- E. **ZONING CODE CITATION:** §61.106 provides for the planning commission to make similar use determinations when a specific use is not listed in the zoning code.
- F. **HISTORY/DISCUSSION:** On March 22, 2013, (Z.F. # 13-149-246) the Planning Commission approved an extension of the existing determination of similar use/conditional use permit for four vertical wind turbines as a conditional use accessory to the commercial use at the neighboring property, 1010 N. Dale St., subject to six conditions, via Planning Commission resolution # 13-12. On June 24, 2011, (Z.F. 11-129-965) Anthony Magnotta/Capitol Lien and Title previously received a determination of similar use for four vertical wind turbines for a two-year test period. A determination of similar use/conditional use permit was granted to Macalester College for a 10 kW, 102 foot high, free-standing wind turbine on the campus for a test period in 2002 (Z.F. # 02-236-646) and permanently in 2005 based on noise monitoring during the test period (Z.F. # 05-085-530). On April 15, 2011, the planning commission initiated a zoning study to consider amendments to the zoning code pertaining to wind turbines that will address issues specific to wind turbines and conditions under which wind turbines would be permitted in various zoning districts.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council recommended approval of the DSU at the January 22, 2013, Land Use Task Force meeting.
- H. **FINDINGS:**
 1. The applicant seeks to install a hybrid light fixture powered by both a vertical axis wind turbine and a photovoltaic solar panel to light the accessory parking lot to the rear of the commercial building at 1000 N. Dale Street. The light is powered by a 300 Watt vertical axis wind turbine and a 125 Watt solar panel. The light is able to be operated without connection to the electrical grid/traditional utility system. The light's wind turbine and solar panel charge a 12V battery bank. The battery provides enough power to power a 30 Watt LED lamp. A 17.8 ft. high light fixture pole, high enough so that the light fixture, solar panel and wind turbine will not interfere with vehicles in the lot, would be topped with a 4.1 ft. wide, 3.5 ft. tall vertical axis wind turbine,

for a total height of 21.3 feet.

2. § 61.106 authorizes the planning commission to make similar use determinations when a specific use is not listed in the zoning code. The proposed hybrid light fixture generally meets the definition of *accessory use* in § 65.910, "a building, structure or use which is clearly incidental to, customarily found in connection with, and (except as provided in section 63.300) located on the same zoning lot as, the principal use to which it is related." § 65.910(a) specifically lists accessory off-street parking as an example of what the term accessory use includes but is not limited to, and lighting is clearly incidental to and customarily found in connection with accessory off-street parking. § 63.318, Lighting, requires that parking facilities "shall be illuminated to a level to allow safe, secure access to the parking facility and within it." § 65.921 specifically lists solar energy systems as an accessory use, and § 65.921(b) states that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements. However, while § 60.103(k) of the zoning code states that a purpose of the zoning code is "to promote the conservation of energy and the utilization of renewable energy resources," the zoning code does not specifically list or provide standards for hybrid light fixtures powered by a vertical axis wind turbine as an accessory use. Therefore, the zoning administrator referred the applicant to the Planning Commission for a determination of similar use. The parking lot light itself and the solar panel are clearly permitted. The only question is about the wind turbine and standards that should apply to a small wind turbine that powers a hybrid parking lot light fixture.
3. On April 15, 2011, the planning commission initiated a zoning study to consider amendments to the zoning code pertaining to wind turbines that will address issues specific to wind turbines and conditions under which wind turbines would be permitted in various zoning districts. The study will address hybrid light fixtures powered by wind turbines. Preliminary research finds that small wind turbines designed to provide electricity for the property on which they are located are commonly permitted as accessory uses in other cities, subject to reasonable conditions that may vary dependent on the size and location of the turbine. Minneapolis, Duluth, Madison and Chicago, among other cities, all have specific provisions for this. However, no provisions specifically for light fixtures with a solar and wind power element have been found.
4. § 61.106 states: When a specific use is not listed in the zoning code, ... the planning commission shall determine if a use is or is not similar to other uses permitted in each district. The ... planning commission shall make the following findings in determining one use is similar to another:
 - (a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. A commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine in the B3 general business district is similar to a commercial use with accessory parking lit by a standard light fixture that also has an accessory freestanding solar energy system and an accessory vertical wind turbine on a freestanding pole in the B3 general business district. The following separately addresses each element of the fixture, the light, the solar panel, and the wind turbine, as they relate to the zoning code.

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§ 65.921(b) provides that freestanding solar energy systems "shall be treated as accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements." The proposed 21.3 foot high hybrid light fixture powered by a photovoltaic solar panel in the B3 general business district is consistent with this standard.

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1. *The turbines shall be an accessory use to provide electricity for the business on the property.* The hybrid light fixture powered by a wind turbine is an accessory use to the business on the property, consistent with this condition.
 2. *The lot shall be at least 18,000 sq. feet in area, on which there shall be no more than four turbines, including no more than three on the roof and no more than one on a freestanding pole.* The proposed hybrid light fixture on a 6,375 sq. ft. commercial parcel is consistent with the standard of 18,000 sq. ft. for four larger wind turbines (4500 sq. ft. per wind turbine).
 3. *Roof-mounted turbines shall be no more than 15 feet above the rooftop or parapet, whichever is greater, and centered at least 20 feet from the edge of the building.* This condition does not apply.
 4. *The wind turbine on a freestanding pole shall have a total height of no more than 32 feet.* The proposed 3.5 ft. tall wind turbine on a 17.8 ft. tall light fixture pole, a total height of 21.3 feet, is consistent with this condition.
 5. *The turbines shall be centered at least 50 feet from any residentially zoned property.* The proposed hybrid light fixture powered by a wind turbine is located at least 75 feet from the nearest residentially zoned property, consistent with this condition.
 6. *When the turbines cease to function, they will be removed or replaced within 30 days.* This condition can be met by the owner.
- (b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted.* This finding is met. The traffic generated by a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a photovoltaic solar panel and a vertical axis wind turbine is similar to the traffic generated by a commercial use with accessory parking lit by a standard light fixture.
- (c) *That the use is not first permitted in a less restrictive zoning district.* This finding is met. "Hybrid (wind/solar powered) light fixture" is not specifically listed in the zoning code.
- (d) *That the use is consistent with the comprehensive plan.* This finding is met. While the Saint Paul Comprehensive Plan does not contain any policies specifically related to hybrid

light fixtures, the use is consistent with broad policies in the comprehensive plan for energy conservation and sustainable use of renewable energy resources.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of a determination of similar use for a commercial use with accessory off-street parking lit by a hybrid light fixture powered by a vertical wind turbine and a photovoltaic solar panel in the B3 general business district subject to the following conditions:
1. The assembly shall conform to the standards for accessory buildings for the purpose of maximum height, maximum lot area coverage, and location requirements in the district, and the base of the moving elements of the wind turbine assembly shall be at least 13 feet above grade.
 2. The wind turbine portion of the assembly shall not exceed five hundred watts, five (5) feet in height and five (5) feet in diameter.
 3. The hybrid light fixture with wind turbine and solar panel shall be located on a lot of at least 5,000 square feet.
 4. The hybrid light fixture with wind turbine and solar panel shall be centered at least 50 feet from any residentially zoned property
 5. When any part of the hybrid light fixture ceases to function, it shall be removed or replaced within 30 days.

city of saint paul
planning commission resolution
file number
date

WHEREAS, the West 7th/Fort Road Federation has applied for a Determination of Similar Use for outdoor commercial recreation (miniature golf course) under the provisions of §61.106 of the Saint Paul Legislative Code, on property located at 928 7th Street West, Parcel Identification Number (PIN) 122823230121, legally described as Ramseys Sub Of W1/2b26 Stinso That Pt Of Lots 1 Thru 10 And 13 Thru 20 Lying Sely Of The Sely L Of W 7th St; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 28, 2013, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests that the outdoor commercial recreation use (miniature golf course) be determined to be similar to uses allowed in the T3 Traditional Neighborhood zoning district.
2. The site is within the Jacob Schmidt Brewing Company Heritage Preservation District. As such, the proposed development requires approval by the Heritage Preservation Commission prior to issuance of permits.
3. The intent of the T3 zoning district as described in Sec. 66.300 is as follows:
The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:
 - (a) *A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;*
 - (b) *A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;*
 - (c) *A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;*
 - (d) *A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.*

The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.

The proposed outdoor recreation use meets the intent of the T3 district because it can provide active open space and an amenity that complements higher density, transit-oriented development.

4. §61.106 states: *When a specific use is not listed in the zoning code, the planning commission shall determine if a use is or is not similar to other uses permitted in each district. The planning commission shall make the following findings in determining one use is similar to another:*

moved by _____
seconded by _____
in favor _____
against _____

- (a) *That the use is similar in character to one (1) or more of the principal uses permitted.* This finding is met. The use is similar to "recreation, noncommercial" and "public and private park, playground" uses, which are both permitted in the T3 district. The character of commercial recreation is very similar to that of noncommercial recreation or a public park. Noise, traffic, and visual impacts are anticipated to be similar for the subject use compared to the already permitted uses such as noncommercial miniature golf, horseshoes, tennis, or basketball courts.
- (b) *That the traffic generated on such use is similar to one (1) or more of the principal uses permitted.* This finding is met. The traffic generated by miniature golf is similar to permitted uses. Though miniature golf is not listed in the zoning code's principal uses tables, it is specifically identified in the parking requirements (Sec. 63.207) section as needing 1 parking space per hole. With 36 holes eventually planned for the approximately 33,000 square foot portion of the site dedicated to miniature golf, the parking requirement for the use is equivalent to 1 space per 916 square feet in this case. Noncommercial recreation, by comparison, requires 1 space per 1,000 square feet.
- (c) *That the use is not first permitted in a less restrictive zoning district.* This finding is met. Outdoor commercial recreation and, more specifically, miniature golf are not recognized uses in any zoning districts, including less restrictive zoning districts.
- (d) *That the use is consistent with the comprehensive plan.* This finding is met. The comprehensive plan designates the Schmidt Brewery area as a Neighborhood Center, which generally calls for a denser, mixed-use pedestrian environment. The miniature golf use is consistent with all of the goals and strategies for a Neighborhood Center.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the West 7th/Fort Road Federation for a Determination of Similar Use for outdoor commercial recreation (miniature golf course) at 928 7th Street West is hereby approved subject to the following conditions:

1. Substantial conformance with the representations made as part of this application (narrative and site plan) as they pertain to defining the outdoor commercial recreation (miniature golf course) use. Modifications required by other regulatory bodies, such as the Heritage Preservation Commission, are deemed conforming if they do not change the use.
2. The Heritage Preservation Commission approves the plans as consistent with the Jacob Schmidt Brewing Company Heritage Preservation District.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6626
Facsimile: 651-228-3341*

To: Planning Commission

From: Neighborhood Planning Committee

Date: March 29, 2013

Re: **Creative Enterprise Zone Amendment to District 12 St. Anthony Park Community Plan**

On March 8, 2013, the Planning Commission held a public hearing on the proposed **Creative Enterprise Zone Amendment to the District 12 St. Anthony Park Community Plan**.

At the hearing, four people spoke in favor of the proposed amendment:

1. Amy Sparks, St. Anthony Park District 12 Community Council Executive Director
2. Jon Schumacher, St. Anthony Park Community Foundation Executive Director
3. Catherine Reid Day, volunteer chair of the Creative Enterprise Zone action team
4. Jack Becker, Forecast Public Art Executive Director

Draft minutes from the public hearing are attached. No additional public hearing testimony in verbal or written form was received.

The District 12 Planning Council seeks to advance the identity and success of the Creative Enterprise Zone through its formal recognition in the District 12 St. Anthony Park Plan (2008), an addendum to the City of Saint Paul Comprehensive Plan. The amendment describes the Creative Enterprise Zone in South St. Anthony Park and identifies a few strategies to foster its success. The proposed language is compatible with the Saint Paul Comprehensive Plan and does not conflict with any current City policies. The amendment received support and no opposition during the public hearing process. It is therefore recommended that the Planning Commission recommend adoption of the amendment to the Mayor and City Council.

The proposed Creative Enterprise Zone amendment to the District 12 St. Anthony Park Community Plan has been attached again for your review.

Questions can be directed to Merritt Clapp-Smith at 651.266.6547 or merritt.clapp-smith@ci.stpaul.mn.us.

Area Plan Summary

Field Code Changed

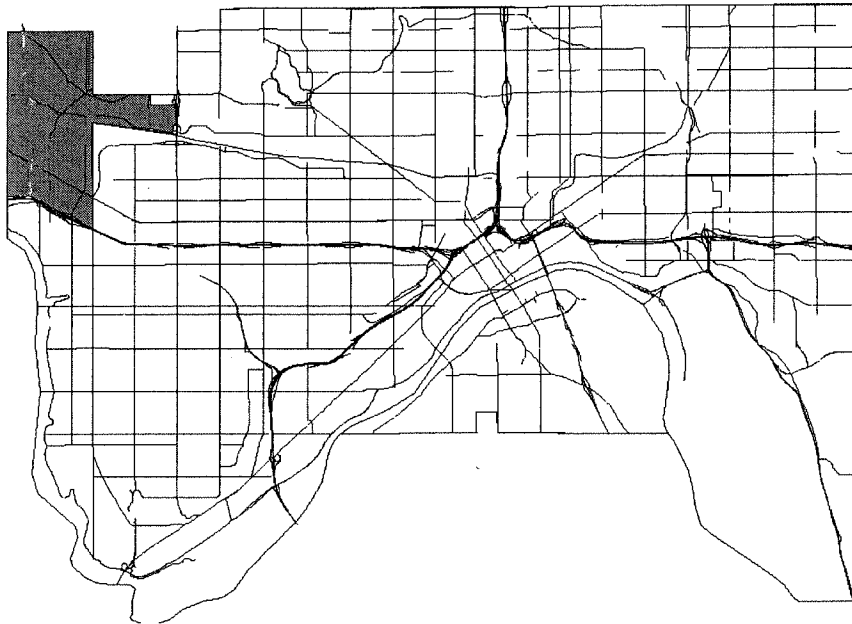
District 12 St. Anthony Park Community Plan

Addendum to The Comprehensive Plan for Saint Paul
Recommended by the Planning Commission – October 3, 2008
Adopted by the City Council – November 12, 2008

*This summary appends to the Saint Paul Comprehensive Plan the vision and strategies of the **District 12 St. Anthony Park Community Plan** and replaces the **St. Anthony Park District Plan** adopted in 1983. The **District 12 St. Anthony Park Community Plan** consists of five major areas of focus, including (1) Land Use, (2) Transportation, (3) Natural Systems, (4) Homes and Neighborhoods, and (5) Community Connections. The full-length plan, used for reference in the creation of this Area Plan Summary, was not itself adopted by the City and may include some policy differences. Copies of the full-length plan are available for review at the Saint Paul Department of Planning and Economic Development and the offices of the St. Anthony Park Planning Council.*

Location

The St. Anthony Park district is approximately 2.4 square miles in area and has a little over 6,000 residents. St. Anthony Park is located in the northwest corner of St. Paul. Its southern boundary is I-94 and its eastern boundary the U. of M. St. Paul campus, except for a small arm that runs east between the State Fair grounds and BNSF rail corridor to Snelling Avenue.



Vision

St. Anthony Park seeks to be a livable, sustainable, connected and integrated community of businesses, industry, natural areas and residences, where members have a strong sense of connectedness to each other and to the neighborhood in which they work or live.

In the next 10-15 years, environmental and public health in St. Anthony Park improve as a result of increased walking and biking, reduced reliance on the auto, sustainable development opportunities posed by light rail transit (LRT), and industrial land conversion. The existing housing stock of the community is maintained and updated with good design sensitive to appropriate historic character and scale of the neighborhoods. New well-designed infill and mixed use housing meets the needs of various incomes, ability levels and life cycles.

New growth and redevelopment focus on social connections, neighborhood design and character, the physical quality of the built environment, revitalizing South St. Anthony, maintaining and enhancing North St. Anthony, and improving physical connections between these two areas and to adjacent communities. Development balances the economy, the community and the environment to achieve long-term sustainability.

Actions for achieving the vision are presented in 5 topic areas: (1) Land Use; (2) Transportation; (3) Natural Systems; (4) Homes and Neighborhoods; and (5) Community Connections. The following actions are consistent with the City's Comprehensive Plan, except where noted, or are studies to help determine future policies and strategies. They will be undertaken by the City in coordination with the St. Anthony Park Community Council, except where other implementing partners are noted.

Land Use

Land Use. Redirect land use with appropriate regulatory controls to encourage an integrated mix of industrial, commercial, housing and public amenities, and a larger tax base.

1. Amend the City's Comprehensive Plan to incorporate appropriate land use changes in the South St. Anthony area that reflect the future introduction of Light Rail Transit to the University Ave corridor and its evolution to a more connected residential and commercial area, while respecting the area's industrial base.
2. Work with the City to revise the City's Zoning Map to incorporate the land use changes discussed with the City as part of its Comprehensive Plan update and station area planning.
3. Conduct a review of the pattern of residential zoning designations to ensure appropriateness of existing designations, such as RT-2 Townhouse Residential District Zoning, in St. Anthony Park.
4. Study potential locations to rezone around commercial and industrial areas to establish a gradual transition between land uses and building forms to assure compatibility of adjacent land uses and densities. Goal is to buffer single family uses with more appropriate uses (multi-family) near commercial and industrial areas.
5. The City will work with the District Council to develop better communication to improve the Citizen Participation review process. The City shall work with the District Councils to lobby the Legislature to extend the sixty-day rule.

6. Future development and vehicular ingress/egress improvements to the University of Minnesota Saint Paul campus should be directed to the east of the existing campus to minimize vehicular congestion in the residential neighborhood to the west. The City of Saint Paul will address proposals for westward campus development on a case by case basis to address concerns of the City and the neighborhood.

Note: District 12's vision for future land uses in the South St. Anthony Park area can be viewed on the South Saint Anthony Park Proposed Land Use map, page 29 of the full St. Anthony Park – District 12 Community Plan, available at the St. Anthony Park Community Council office or website. The map was not approved by the City of Saint Paul because some of the proposed land use designations on the map conflict with the City's current and anticipated land use designations for the same area. The City feels that land use policy in the South St. Anthony area is very important and deserves in-depth evaluation. Therefore, following the anticipated adoption of a new Saint Paul Comprehensive Plan in 2009, and City plans to conduct a detailed land use study of the South St. Anthony area to determine the appropriate future mix of industrial, residential, commercial and other uses.

District 12 Land Use Summary (as of 2005)			
Land Use	Parcel Count	Acres	Land Use Percent
Right of Way (partial)	7	11.3	0.83 %
Churches	11	4.9	0.36 %
Commercial	144	91.0	6.71 %
Industrial	324	529.3	39.03 %
Institutional	46	72.1	5.32 %
Parks & Playground	11	27.0	1.99 %
Residential – Duplex	138	26.1	1.92 %
Residential – Multi-family	197	50.2	3.70 %
Residential –Single-family	1,109	213.4	15.73 %
Total Residential	1,444	290	21.38 %
Schools	2	6.7	0.49 %
Vacant	56	34.4	2.53 %
TOTAL	2,045	1356.4	100 %

Historic Preservation. Protect, maintain and/or adaptively reuse designated historic buildings.

7. Restart the 1980s survey to identify buildings of potential historic value and investigate both the process of designation and financial sources to help maintain those buildings.
8. Pursue historic designation of the Milton Square building at the intersection of Como and Carter.

Design Standards. Institute commercial mixed-use design standards that reinforce human-scale buildings, promote sustainable design, promote quality in exterior materials and construction, reinforce a pedestrian oriented streetscape, promote green design, manage storm water retention, reduce impervious surfaces and visually screen surface parking.

9. Conduct zoning study as part of the Raymond area station planning to evaluate rezoning the University-Raymond TOD district to TN districts to achieve standards and design that respect the area's historic quality, enhance its pedestrian accessibility, and encourage increased transit use.

Streetscape Enhancement Plan. Develop and implement a long-term streetscape plan to achieve the economic development, livability, identity and transportation goals of the community.

10. Evaluate opportunities to create parkways with emphasis on trees, interconnections with parks, bike lanes and boulevard plantings where possible. Parkway should create new transportation and pedestrian connections, calm traffic, and create neighborhood identity. The St. Anthony Park Community Council's top priority for a new parkway is Raymond Avenue. This would include a realigned Raymond Avenue south of University to connect with Pelham Boulevard just north of Interstate 94.

11. Create gateways of architectural and landscape significance to announce entry into the neighborhood.

Development Opportunities. Identify opportunities for development and redevelopment, including commercial districts, to strengthen neighborhood village character and vitality.

12. St. Anthony Park Community Council, in cooperation with City staff through the Raymond station area planning and Comprehensive Plan update, will survey existing space to identify commercial and residential development opportunities. Identify the type of use that might be accommodated with consideration of scale and design.
13. Work with the University, railroads, land owners and policy makers to identify and redevelop underused industrial land for higher value knowledge based industries requiring proximity to University research functions. In addition, redevelop land to serve the commercial service needs of University students and employees. The creation of new transportation connections to the University that leverage LRT and existing regional transportation access in South St. Anthony Park is central to this economic development initiative, as is the need to create new cultural and spatial connections with the University.

Code Enforcement. Increase understanding of appropriate building and zoning codes and pertinent licensing issues, and improve communication between residents, businesses and the City.

14. □ Assist the District Council in identifying the most common code violation issues in the District and educate residents about methods and resources to correct the violations.
15. □ Continue to restrict billboards in the neighborhood per St. Anthony Park sign plan.

Transportation

Transit. Improve Transit alternatives in the neighborhood and add LRT on University Avenue.

16. Promote extending the commuter rail line through St. Anthony Park, with a stop at the University of Minnesota transitway.
17. Reassess existing bus transit routes through District 12 to increase connectivity and ridership within District 12 and to regional employment and shopping centers.
18. Evaluate opportunities for "Green Connector" shuttles to help move people to and from light rail.

Improve Pedestrian/Bicycle Connectivity. Create new connections to improve access between North and South St. Anthony Park and between St. Anthony Park and adjacent communities (as shown on the map).

19. Pursue extension of the Midtown-Greenway into St. Paul along the railroad right-of-way on the south side of the District and north of I-94.
20. Extend the bike lanes on Como Avenue from Minneapolis through St. Anthony Park and into the Como Park neighborhood.
21. Improve walkability of South St. Anthony Park, including safe and pleasant walking over Highway 280, and along Raymond and University Avenues. Improvements may include sidewalk repair, street furniture, planters and trees.
22. Create better visual and pedestrian connections over Highway 280 between University and Franklin Avenues to improve access to/from Court International and the residential areas in the southwest portion of District 12. The St. Anthony Park Community Council requests the addition of a green pedestrian plaza across Highway 280 to help achieve these goals.
23. Create "Green Gateway" infrastructure between University Avenue and Territorial Road within the Highway 280 corridor to reduce the impact (noise, air and visual pollution) of the freeway. Green infrastructure to include building structures in areas not used for freeway traffic lanes, shoulders and ramps to support landscaping at street level. Green infrastructure will serve as a green gateway companion to the University-Franklin Plaza.
24. Add design and landscape elements on Territorial Road bridge to integrate bridge into Territorial Parkway.

Incorporate Transportation Options into All New Development. All new development in St. Anthony Park will be designed to encourage and facilitate the use of transit, bicycles, and walking for work and leisure.

25. Encourage all new and substantial renovations of commercial, industrial and mixed use developments to provide bicycle parking, and if of sufficient size, to contain convenient facilities for bike security and washing/locker facilities to encourage work trips by bicycle.
26. All new commercial and industrial developments requiring site plan approval should generally be designed to have at least the main entrance facade oriented to the street with access for pedestrians and bicyclists taking priority over vehicular access.

Improve Vehicular Connectivity. Add new connections and realign roads to improve local access and reduce through traffic in areas designated for enhanced pedestrian and transit-oriented land uses.

27. Make the Raymond Avenue underpass safer for cars, pedestrians and bicycles. Plan for these improvements in coordination with the City and the railroad, as part of the upcoming railroad bridge replacement.

Pedestrian and Bicycle Safety and Traffic Calming. Make busy thoroughfares (Como, Cleveland, Raymond, Territorial and University) safer for bikes and pedestrians and improve visual quality.

28. Identify specific pedestrian crossing areas (i.e. Como & Carter) where safety is a concern. Increase the length of walk signals. Make crosswalks more visible (i.e. Raymond & Brewster) through a combination of bolder color, striping, texture and signage appropriate to each specific location.
29. Enforce the truck ban on Raymond Avenue. Re-route truck traffic to existing or potential alternatives on the east side of the neighborhood.
30. Vigorously enforce laws concerning crosswalks, speed limits, drag racing, decompression braking, and restricted parking near intersections.
31. Increase pedestrian, cyclist, and driver awareness of traffic laws and impact of respectful habits on community quality of life.
32. Identify specific pedestrian-oriented areas through special signage, landscaping, lighting and signals that communicate the special pedestrian nature of the area and to encourage respectful driving.
33. Work with Metro Transit, the City, businesses and developers to install more bicycle racks, benches and bus shelters.
34. Continue work with City to explore and implement traffic-calming measures along the Raymond and Cleveland corridor, such as speed bumps, traffic circles, landscaping, public art, bump outs, center medians, and additional stop signs. Make traffic calming a part of all street reconstruction.
35. Assess the relocation of existing bike paths along busy thoroughfares to less busy corridors.
36. Maintain the steps between Keston and Doswell streets.
37. Evaluate the following pedestrian improvement requests from the St. Anthony Park Community Council:
 - a crosswalk at the Manvel and Raymond bus stop;
 - a sidewalk for biking and pedestrians along Eustis Avenue and Highway 280;
 - a sidewalk west of Highway 280 to connect into Minneapolis on Como and Kasota Avenues;
 - keep Cleveland at its current width with parking on one side to calm traffic and maintain its residential character.

Traffic Congestion. Work with Minneapolis and the Prospect Park neighborhood to improve traffic circulation and reduce congestion along the west border of St. Anthony Park.

38. Conduct a comprehensive transportation study of the area bounded by I-94, Highway 36, 35E and 35W to examine the cumulative transportation impacts of all present and projected development within the study area. Affected neighborhood groups, the cities of St. Paul and Minneapolis, Ramsey and Hennepin Counties, the Metropolitan Council, and the State should all participate in the study.

Note: At the date of adoption of this Summary by the City Council, the Saint Paul Department of Public Works is preparing to initiate a detailed Transportation Study for the Northwest Area of Saint Paul. The study includes all forms of transportation in the area. The study area is bounded by Larper, Snelling, I-94 and the West City limits. The transportation recommendations listed below were proposed in the District 12 St. Anthony Park Community Plan and will be reviewed in the study. The merit of these and other proposals will be included in the Final Report of the Transportation Study. The outcome of the study should evaluate all of the following requests from the St. Anthony Park Community Council.

- *Conduct a traffic study for the interchange of University, Franklin and Highway 280 to identify strategies to improve flow and reduce congestion. Prioritize strategies that support a pedestrian and transit-oriented environment within the TOD district and to minimize impact on residential areas.*
- *Creation of a pedestrian and bicycle connection between Langford Park and the University Transitway. Identify the connection with signage and landscaping.*
- *Creation of a pedestrian and bicycle route through South St. Anthony Park from Langford Park to the future extension of the Midtown Greenway bike trail in the railroad right-of-way on the southern edge of the District.*
- *Study the impacts of extending Pierce Butler Route through St. Anthony Park. The St. Anthony Park Community Council opposes this extension.*
- *Addition of a direct connection between the Vandalia access at Interstate I-94 and the eastern entrance to the University of Minnesota/St. Paul campus. (The St. Anthony Park Community Council explains that the purpose of this north-south connection is to open underused land in South St. Anthony Park to redevelopment by research-knowledge based industries while leveraging a direct transportation connection with St. Paul campus research services and functions. This direct connection would also encourage land redevelopment for new commercial uses serving University student and employee needs. It would also relieve traffic from Raymond Avenue and reduce negative impacts on the heart of the South St. Anthony Park neighborhood. The direct connection should not damage ecologically sensitive areas, i.e., Fairview Pond and Cathlin Wetlands.)*
- *Addition of a direct connection between Vandalia Street and its connection with Interstate 94 and Transfer Road. This connection will reduce truck traffic and congestion on University Avenue and improve access for truck traffic using the Transfer Road/Pierce Butler Route.*

Highway 280. Use opportunities associated with Highway 280 reconstruction to reduce noise, pollution and environmental impacts. The City will work with MnDOT and seek reconstruction designs that address neighborhood and City concerns.

39. Measure existing levels of noise pollution at many points within the community, as opportunities arise, to determine where reductions efforts should be focused .

40. Work to establish community involvement with the City and the State to review all construction plans.

41. Maintain and/or expand riparian zone surrounding the Kasota Ponds to protect this environmentally sensitive and historic area.

University of Minnesota. Work with the University to create better student transit options, parking options, and access to the St. Paul campus that reduces impacts on the community and the environment.

42. Reevaluate restrictions on neighborhood parking particularly on busy streets (e.g. Raymond Avenue between Energy Park and Como).

Natural Systems

Water Quality Improvements. Achieve measurable water quality improvements to the Kasota Ponds, Cathlin Wetland, and other natural remnants. Improve quality of all runoff directed towards the Mississippi River.

43. Reduce road runoff into St. Anthony Park ponds.

Impervious Surfaces and Ground Water Recharge. Increase the level of ground water infiltration in the District through the utilization of stormwater best management practices, the creation of new open spaces, and the retrofitting of existing structures and properties.

44. Work with the St. Anthony Park Community Council and local watershed districts to establish an inventory base line of impervious surface in the District and monitor all new development for an annual update on the impervious surfaces and changes.

45. Research and promote new technologies that reduce runoff and increase ground water infiltration.

46. Evaluate possible changes to City utility policy to charge storm sewer fees to property owners based on the amount of impervious surface (similar to Minneapolis policy). Intent of new policy is to encourage retrofitting of existing buildings and properties or their redevelopment.

47. Study and adopt of policies and/or incentives that encourage green roofs, pervious pavements and sustainable design.

Planting of Public and Private Spaces. Use community programs and community building initiatives to increase the amount of vegetation in public and private spaces.

48. Evaluate the level of current vegetation in public parks using data available from the City and data included in the report "What We Have and What We've Lost (August 2001)" funded through the DNR.

49. Prioritize public spaces targeted for replanting based on need and community feedback. Develop a replanting and maintenance program with input from Parks and Recreation if in parkland or parkway.
50. Request City funding to implement a planting and maintenance program during the annual budgeting process.

Improve Air Quality. Gather appropriate data and work with community stakeholders to improve air quality.

Increase Outdoor Light Efficiency. Replace lighting as needed and to increase efficiency through public infrastructure maintenance and repair programs.

51. Consider CIB request to install pedestrian-friendly street lights in South St. Anthony consistent with the historic lanterns in North St. Anthony. Historic style lanterns shall be used when replacing old lights or installing new ones in accordance with adopted City of St. Paul Street Lighting Policy. Utilize Dark Sky friendly street lights consistent with historic lanterns used in North Saint Anthony when such lights are available, cost effective, and can meet Federal standards for lighting, while maintaining or improving energy efficiency.

Collaborate with other stakeholders on Natural Systems Issues. Proactively reach out and collaborate with other stakeholders having an interest and influence over the natural environment in St. Anthony Park.

52. Work with the City and other stakeholders to determine better neighborhood planting strategies, including efforts to plant trees with better survival odds in given conditions, which would likely be native species.
53. Work with the City and utility companies to mitigate exposure to large power lines in Hillside Court and elsewhere in the neighborhood.

Support Precautionary and Sustainable Programs. Adopt policies that proactively protect the environment. Examine all actions associated with proposed programs and activities, including no-action.

54. Take a long-term precautionary approach, seeking to anticipate future events and trends, including globalization, climate change, environmental pressures and stresses. Precautionary monitoring should also be applied to increased storm frequency, oak wilt, dutch elm disease, biological disease and infestation, chemical spills, invasives, and avoidance of monocultures.
55. Encourage the City to take a proactive approach to treating and preventing tree disease and infestation through new programs and community education.
56. Promote native species in public and private plantings. Use education and subsidy programs to increase private plantings; use communication and cooperation to influence public plantings.

Homes and Neighborhoods

Green Space and Parks. Promote a range of green spaces and parks (small and large) throughout all existing and new residential areas of District 12. [See "Note: ..." on page 3 at end of Land Use items.]

Range of Housing Choices. Increase the range of housing types and affordability within the District to encourage a greater diversity of households and to be an affordable community for all people throughout their life and changing lifestyle needs.

57. Identify specific parcels of land just outside of the TOD district for the development of market rate and affordable urban style town homes, flats and co-ops (owner and rental).
58. Identify parcels throughout the District for infill opportunities especially for duplex and triplex housing types that meet the needs of young families.
59. Encourage the redevelopment of existing structures and the building of new structures within the historic TOD district for mixed-use commercial and housing types including apartments, condominiums and loft-style units.
60. Coordinate with the St. Anthony Park Community Council to develop a proposal for an appropriate mix of housing options in identified areas for a range of housing meeting the needs of empty nesters, independent seniors, and young families. Promote life cycle housing in new residential development. This may include an affordability and housing needs study.

Community Connections

Community Assets. Identify ways that existing community and institutional assets in St. Anthony Park could better serve the community.

61. Maintain and strengthen existing institutions including the library, Murray Junior High School, St. Anthony Park Elementary and the Post Office.
62. The St. Anthony Park Community Council and the St. Anthony Park Foundation will work with the City and community partners to help maintain and strengthen small neighborhood commercial retail, especially basic services that residents can walk to: grocery, hardware, etc. and lively centers of attraction.
63. Strengthen levels of police, fire and emergency services.
64. Preserve and maintain the current community gardens. Identify additional appropriate space for gardening that can be used for more community gardens.

Parks and Recreation. Re-invest in existing park assets and strengthen programming to increase use of all park and recreation services.

65. Maintain and strengthen the physical assets and programming at Langford Park and South St. Anthony Recreation Centers and parks.
66. Maintain and improve the condition of athletic fields.
67. Retain public access to athletic fields when organized sports are not using them.
68. Review the timing and substance of the major capital improvement plan to upgrade recreational facilities substantially at South St. Anthony and Langford Park to keep pace with the quality of facilities at other recreation centers in St. Paul.
69. Increase the use of recreation centers during the summer months by reviewing heating, ventilation, and air conditioning needs for Langford and South St. Anthony to reduce indoor temperatures.

70. Work with St. Anthony Park Community Council to pursue continued Hampden Park beautification plans.
71. Complete the remaining items in the Langford Park Master Plan in coordination with the Parks and Recreation department.
72. Review current site plans and field layouts for Langford Park and South St. Anthony Park, assess existing field amenities while balancing sport needs, and work with the City to implement changes.
73. Assess layout of Langford facilities to improve traffic flow during peak events and the potential need for expansion of the "warming room" to accommodate hockey teams and community skating.

Cultural Opportunities. Support local cultural opportunities and the arts.

74. Support opportunities to showcase local artists and their work, including Arts Off Raymond.

Create New Community Infrastructure. Identify need for new community-wide assets to promote community connections and serve a growing population.

75. Assess neighborhood community center needs including additional community services and ADA accessible meeting space. Explore how other community centers have been developed to serve wider community needs. Examine need to create a new community center.
76. Support initiatives for municipal technology infrastructure, such as wireless internet.
77. Evaluate adding a dog park on land next to either the freeways or railroad.

Vibrant Commercial Areas. Work with City and community partners to identify need for new commercial assets and recruiting strategies and provide support for vibrant commercial areas.

Creative Enterprise Zone. The Creative Enterprise Zone in South St. Anthony Park is bounded by Interstate 94 on the south, Prior Avenue on the east, the railroad tracks south of Energy Park Drive to the north and the boundary of Minneapolis to the west.

78. District 12 will work with the City of Saint Paul and other partners to stabilize and advance conditions in which creative enterprises – light industry, artisans and artists -- can thrive in this area, including:

- Consideration of a special designation for the zone, such as a development district, to help advance job retention and creation for workers in light industry, artisans and artists.
- Project support through site preparation, zoning, cleanup, design standards, financial incentives, tax credits and/or financing, as available and appropriate.
- Consideration of infrastructure improvements that encourage a livable, mixed-use transit oriented neighborhood recognized and sustained as a center of creativity and enterprise such as pedestrian friendly corridors, pocket parks, greenways and facade improvements.

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Priority Actions for City Participation

The following actions (referenced by number from the plan summary) have been identified as priorities of the community that require leadership or signification participation by city government. Community groups and City departments should implement the projects identified in this summary by applying for City resources in competitive processes such as the Capital Improvement Budget (CIB) and Sales Tax Revitalization program (STAR), and working though the regular operating programs of relevant City departments.

Planning and Economic Development: #1, #9

Public Works: #10, #11, #21, #32, #33, #34, #46, #51 and all items to be evaluated in the Northwest Quadrant Transportation Study

Parks and Recreation: #70

Planning Commission Findings

The Planning Commission finds that the Area Plan Summary of the District 12 St. Anthony Park Community Plan is consistent with the Saint Paul Comprehensive Plan and adopted City policies.

Planning Process

The first Community Plan for St. Anthony Park was completed in 1983 and almost all of the plan's key objectives were achieved. In 2002, District 12 began the process of developing an updated plan. District 12 partnered with the St. Anthony Park Community Foundation to enlist Professor David Lanegran and his Macalester College students to create a neighborhood profile. Extensive input from surveys, interviews and meetings culminated in a state of the community report presented in May 2003 at a forum attended by 200 people. After the report, attendees identified major concerns regarding the future of the neighborhood.

In Fall 2003, the District 12 Council set up a planning committee and in Fall 2004, Land Use, Environment, and Community Connections subcommittees began meeting regularly to develop specific goals, objectives and strategies. Four community-wide meetings held between December 2004 and September 2005 served to identify core values and issues in the community, discuss revitalization opportunities, and gather community feedback on the draft plan for incorporation into the final plan document. The final plan was submitted to the City for review in November 2005.

city of saint paul
planning commission resolution
file number _____
date _____

RESOLUTION RECOMMENDING ADOPTION OF
AN AMENDMENT TO THE *DISTRICT 12 ST. ANTHONY PARK COMMUNITY PLAN*,
AN ADDENDUM TO *THE SAINT PAUL COMPREHENSIVE PLAN*,
REGARDING THE CREATIVE ENTERPRISE ZONE

WHEREAS, the District 12 St. Anthony Park Community Plan was adopted as an addendum to the Saint Paul Comprehensive Plan in 2008; and

WHEREAS, the plan details a community vision and investment agenda for an approximately 2.4 square mile area in the northwest corner of Saint Paul, bounded on the south by Interstate-94 and on the east by the University of Minnesota-St. Paul campus (except for a small arm that runs east between the State Fair grounds and BNSF rail corridor to Snelling Avenue), and addressing issues related to *land use, transportation, natural systems, homes and neighborhoods, and community connections*; and

WHEREAS, the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan; and

WHEREAS, the *Land Use Plan*, adopted by the City Council on February 6, 2002, provides for the adoption of area plans as addenda to *The Saint Paul Comprehensive Plan* upon findings by the Planning Commission that the plans are consistent with adopted City policies; and

moved by _____
seconded by _____
in favor _____
against _____

WHEREAS, the District 12 St. Anthony Park Community Council requested an amendment to the 2008 District 12 Plan to identify and recognize the "Creative Enterprise Zone" as a new priority for planning and investment in the community; and

WHEREAS, the Planning Commission, on March 8, 2013, held a public hearing on the proposed amendment to the District 12 St. Anthony Park Community Plan, notice of which was published in the Saint Paul Legal Ledger on February 18, 2013; and

WHEREAS, testimony received for the public hearing was supportive of the plan; and

WHEREAS, the Neighborhood Planning Committee of the Planning Commission met to discuss the amendment and recommends its adoption;

NOW, THEREFORE, BE IT RESOLVED that the Saint Paul Planning Commission finds the "Creative Enterprise Zone" amendment to *The District 12 St. Anthony Park Community Plan (2008)* is consistent with *The Saint Paul Comprehensive Plan* and other relevant City policies and recommends its adoption by the Mayor and City Council.